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515 11 STREET S FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lethbridge, Alberta



Listing ID:
32231


MLS ID:
A2256904

\$1,700,000



 **COLIN HARMS**
 (403) 308-3308

 SUTTON GROUP - LETHBRIDGE
 403-320-6411

 515 11 Street S, Lethbridge , Alberta T1J 2P1

Transaction Type For Sale	Days On Market 199	Zoning DC
Subdivision London Road	Year Built 1910	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Multi Family	Legal Plan 4353S
Building Area (Sq. Ft.) 6258.00	Building Area (Sq. M.) 581.38	Lot Size (Sq. Ft.) 6258
Lot Size (Acres) 0.14	Roof Asphalt Shingle	Inclusions (10) fridges, (10) stoves, (1) washer, (1) dryer, (10) Wall Mounted A/C units.
Restrictions None Known	Reports Information Package,Leases,Rent Roll,Tenancy Schedule,Title,Title Insurance	

An incredible opportunity to own a fully operational 10-unit multi-family property in the heart of Lethbridge. This purpose-built 10-plex features nine fully furnished one-bedroom suites and one unfurnished long-term suite, all designed for strong income generation and minimal vacancy. Property Features 9 furnished 1-bedroom units with kitchens & 3-pc bathrooms 1 unfurnished long-term 1-bedroom unit Each suite equipped with its own hotel-style heat/AC unit Shared laundry (washer & dryer in common area) High-quality furnishings, bedding, linens & big-screen TVs included Fully stocked kitchens with appliances, dishes & utensils Individual internet routers & programmable WiFi door locks for each unit Outdoor storage shed with shovels, brooms & maintenance tools?? Location Benefits Situated close to downtown Lethbridge amenities, transit, and schools Walkable neighborhood with excellent rental demand Flexible property strategy: continue current STR/LTR mix or convert to all long-term rentals Investor Ready This property comes fully furnished and equipped—turn the key and start collecting rent. With strong financial performance and professional management potential, this 10-plex is an ideal addition to any investor's portfolio.

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