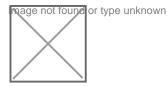


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

515 11 STREET S FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLethbridge, 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

12

Zoning

DC

Subdivision

London Road

Year Built

1910

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Building Area (Sq. M.)

Multi Family

Legal Plan 4353S

Building Area (Sq. Ft.)

6258.00

581.38

Lot Size (Sq. Ft.)

6258

Lot Size (Acres)

None Known

0.14

Roof

Asphalt Shingle

Inclusions

(10) fridges, (10) stoves, (1) washer, (1) dryer, (10) Wall Mounted A/C units.

Reports

Restrictions 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.