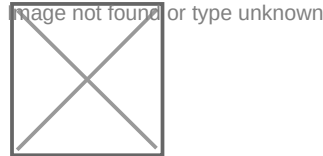


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

215 12B STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lethbridge, Alberta

Listing ID:
32343

MLS ID:
A2261295

\$775,000



 **DOUG MERESKA**
 (403) 394-8239

 **AVISON YOUNG**
 403-330-3338

 215 12B Street N, Lethbridge , Alberta T1H 2K8

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning I-B	Subdivision Senator Buchanan	Building Type Commercial Mix
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0511747	Building Area (Sq. Ft.) 7148.00	Building Area (Sq. M.) 664.07
Lot Size (Sq. Ft.) 1228087080	Lot Size (Acres) 28193.00	Footprint (Sq. Ft.) 7148
Lot Features Back Lane,Paved	Commercial Amenities Boardroom,Lunchroom,Mezzanine	Access to Property Public
Inclusions None	Restrictions None Known	Reports Title

This well-maintained property features an open office and retail area in the front of the building, staff areas, and a large shop with mezzanine. The shop has new LED lights, one 14'x14' overhead door, and 16' ceilings, as well as five parking spots on the concrete pad in the rear of the property. With an excellent ratio of office to shop space, this unit is very flexible and can appeal to a variety of different commercial uses.

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.