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## 327 10 STREET S FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lethbridge, Alberta

**Listing ID:**  
32500

**MLS ID:**  
A2242135

**\$1,250,000**



**DOUG MERESKA**  
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 403-330-3338

327 10 Street S, Lethbridge , Alberta T1J 2M7

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	87
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
General Commercial (C-G)	Downtown	Church,See Remarks
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1946	Multi Unit	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Mixed Use	4353S	8048.00
<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>
747.68	14810	0.34
<b>Cooling</b>	<b>Heating</b>	<b>Lot Features</b>
Central Air	Central,Natural Gas	Back Lane,Low Maintenance Landscape,Paved
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
None.	None Known	Floor Plans,Title

This property is ideal for service-oriented groups and non-profits, offering adaptable areas for offices, outreach programs, education, commercial functions, and more. A garage provides indoor parking, adding convenience for staff or service vehicles. On the second floor of approximately 1,290 square feet, there is a residential unit with a full kitchen currently being used as a daycare, demonstrating the building's potential for multi-use configurations. The basement includes an additional 2,482 square feet of usable space not included in the overall square footage. The facility is rated for an occupancy load of up to 100 people and includes 23 parking stalls, which are leased during weekdays. Overall, the property offers a accessible and flexible environment for community organizations looking to establish or expand their presence. Perfectly positioned just off 3 Avenue in downtown Lethbridge, this property offers prime visibility and easy access—including alley entry and rare on-site parking. Surrounded by a strong network of institutional and community-focused neighbors, the property is within walking distance of Southminster United Church, Yates Memorial Centre, Lethbridge City Hall, the Family Centre, and several other churches and service organizations. Its proximity to these established institutions makes it an ideal setting for non-profits or faith-based groups seeking a connected, walkable location in the city's civic heart.

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