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215-219 12B STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lethbridge, Alberta



Listing ID:
33093

MLS ID:
A2273467

\$725,000



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

 **AVISON YOUNG**
 403-330-3338

 215-219 12B Street N, Lethbridge , Alberta T1H 2K8

Transaction Type For Sale	Title Fee Simple	Days On Market 3
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.) 28314	Lot Size (Acres) 0.65	Footprint (Sq. Ft.) 7148
Lot Features Back Lane,Paved	Commercial Amenities Boardroom,Lunchroom,Mezzanine	Access to Property Public
Inclusions None	Restrictions None Known	Reports Condo/Strata Bylaws,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.

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