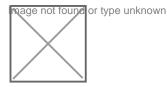


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **215-219 12B STREET N FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Lethbridge, Alberta

Listing ID: 33093

MLS ID: A2273467

\$725,000



 $\stackrel{\circ}{\rightharpoonup}$  DOUG MERESKA

(403) 394-8239

AVISON YOUNG

**403-330-3338** 

rM1

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

Transaction Type Title Days On Market

For Sale Fee Simple

ZoningSubdivisionBuilding TypeI-BSenator BuchananCommercial Mix

Structure Type Property Type Property Sub Type

Industrial Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

0511747 7148.00 664.07

Lot Size (Sq. Ft.) Lot Size (Acres) Footprint (Sq. Ft.)

28314 0.65 7148

Lot Features Commercial Amenities Access to Property

Back Lane, Paved Boardroom, Lunchroom, Mezzanine Public

Inclusions Restrictions Reports

None None Known 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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