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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**



 **JOSH MARTI**  
 (403) 795-8484

 **AVISON YOUNG**  
 403-330-3338

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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 124
<b>Zoning</b> I-B	<b>Subdivision</b> Senator Buchanan	<b>Building Type</b> Commercial Mix
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 0511747	<b>Building Area (Sq. Ft.)</b> 7148.00	<b>Building Area (Sq. M.)</b> 664.07
<b>Lot Size (Sq. Ft.)</b> 28314	<b>Lot Size (Acres)</b> 0.65	<b>Footprint (Sq. Ft.)</b> 7148
<b>Lot Features</b> Back Lane,Paved	<b>Commercial Amenities</b> Boardroom,Lunchroom,Mezzanine	<b>Access to Property</b> Public
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> 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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