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## 215-219 12B STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Lethbridge, Alberta

**Listing ID:**  
33095

**MLS ID:**  
A2273473

**\$9**



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

 **AVISON YOUNG**  
 403-330-3338

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

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Lease	Fee Simple	63
<b>Lease Amount</b>	<b>Lease Frequency</b>	<b>Zoning</b>
9.00	Annually	I-B
<b>Subdivision</b>	<b>Building Type</b>	<b>Structure Type</b>
Senator Buchanan	Commercial Mix	Industrial
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Industrial	0511747
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
7148.00	664.07	28314
<b>Lot Size (Acres)</b>	<b>Footprint (Sq. Ft.)</b>	<b>Lot Features</b>
0.65	7148	Back Lane,Paved
<b>Commercial Amenities</b>	<b>Access to Property</b>	<b>Inclusions</b>
Boardroom,Lunchroom,Mezzanine	Public	None
<b>Restrictions</b>	<b>Reports</b>	
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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