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443 10 STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lethbridge, Alberta



Listing ID:
33373


MLS ID:
A2199480

\$1,650,000



 **DOUG MERESKA**
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 443 10 Street N, Lethbridge , Alberta T1H 2C6

Transaction Type For Sale	Title Fee Simple	Days On Market 245
Zoning I-B	Subdivision Senator Buchanan	Building Type See Remarks
Year Built 1955	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0112082	Building Area (Sq. Ft.) 44600.00
Building Area (Sq. M.) 4143.44	Lot Size (Sq. Ft.) 115434	Lot Size (Acres) 2.65
Footprint (Sq. Ft.) 46000	Access to Property Paved Road	Inclusions None
Restrictions None Known	Reports Appraisal,Environmental Phase 1,Environmental Phase 2,Title	

Unique redevelopment opportunity for multi-tenant industrial building. The property currently creates some revenue from existing tenants, but all are short-term which would facilitate a phase d redevelopment. Additionally, the Seller has estimated prices for improvements available making this a great opportunity for an owner/user looking to custom-build industrial retail space in the heart of the city. The subject property is prominently located on the corner of 10th Street North and 5th Avenue North and offers convenient access via Highway 3. The site is centrally located, just north of the city center. Neighboring businesses include Gas King, Northside Auto, Sign Superstore, Lethbridge Fitness Club, and Family Centre.

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