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505 7 STREET S FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lethbridge, Alberta



Listing ID:
34040


MLS ID:
A2286859

\$950,000



 **ROBERT KINNIBURGH**
 (403) 315-5154

 Bankers Commercial Real Estate
 403-327-1133

 505 7 Street S, Lethbridge , Alberta T1J 2G8

Transaction Type For Sale	Days On Market 65	Zoning C-D
Subdivision Downtown	Year Built 1946	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 4353S
Building Area (Sq. Ft.) 8876.00	Building Area (Sq. M.) 824.60	Inclusions N/A
Restrictions None Known	Reports Call Lister	

This versatile mixed-use commercial property offers a unique blend of storefront visibility, flexible workspace, and residential income potential. Conveniently located to the Park 'n Ride Transit Terminal. The building features three ground-floor commercial units with excellent street exposure, making it ideal for retail, service, or professional use. The second level includes a spacious 2-bedroom residential apartment with private access—perfect for owner occupancy, rental income, or staff housing. An additional two private office spaces, ideal for small businesses or remote work setups, complete the secondo level. A single-car detached garage with back alley access adds further value for parking or storage

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