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## 110 8 STREET S FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Lethbridge, Alberta

**Listing ID:**  
34335

**MLS ID:**  
A2291625

**\$425,000**



 **ANDY KENT**  
 (403) 330-4266

 Royal LePage Blue Sky  
 403-338-2200

 110 8 Street S, Lethbridge , Alberta T1J 2J3

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|--|---|--|
| <b>Transaction Type</b><br>For Sale      | <b>Days On Market</b><br>60               | <b>Zoning</b><br>C-D                                     |
| <b>Subdivision</b><br>Downtown           | <b>Building Type</b><br>Retail            | <b>Year Built</b><br>1910                                |
| <b>Structure Type</b><br>Retail          | <b>Property Type</b><br>Commercial        | <b>Property Sub Type</b><br>Retail                       |
| <b>Legal Plan</b><br>4353S               | <b>Building Area (Sq. Ft.)</b><br>2400.00 | <b>Building Area (Sq. M.)</b><br>222.97                  |
| <b>Lot Size (Sq. Ft.)</b><br>3747        | <b>Lot Size (Acres)</b><br>0.09           | <b>Construction Type</b><br>Brick                        |
| <b>Roof</b><br>Flat Torch Membrane       | <b>Foundation</b><br>Block,Brick/Mortar   | <b>Cooling</b><br>Central Air                            |
| <b>Heating</b><br>Forced Air,Natural Gas | <b>Commercial Amenities</b><br>Storefront | <b>Access to Property</b><br>Front and Rear Drive access |
| <b>Inclusions</b><br>N/A                 | <b>Restrictions</b><br>Historic Site      | <b>Reports</b><br>Environmental Phase 1                  |

Prime Downtown Lethbridge Commercial Opportunity Well-located two-storey historic brick building in downtown Lethbridge with the added advantage of a dedicated parking lot. Renovated in 2017, this property has been home to a successful hair salon for more than 20 years, proving its strength as a dependable business location.

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