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## 242 12B STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lethbridge, Alberta

**Listing ID:**  
34475

**MLS ID:**  
A2291919

**\$525,000**



 **JOSH MARTI**  
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 242 12B Street N, Lethbridge , Alberta T1H 2K7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 61
<b>Zoning</b> I-B	<b>Subdivision</b> Senator Buchanan	<b>Building Type</b> Free-Standing
<b>Year Built</b> 1959	<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 406R	<b>Building Area (Sq. Ft.)</b> 3600.00
<b>Building Area (Sq. M.)</b> 334.45	<b>Lot Size (Sq. Ft.)</b> 6098	<b>Lot Size (Acres)</b> 0.14
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> Formal Lease, Title

The subject property is located in North Lethbridge, close to downtown and easily accessible from 12B Street North, 2 Avenue North, and Stafford Drive North. Neighbouring tenants include a mixed neighbourhood of office, retail, and industrial businesses. This includes Centre Village Mall with anchors Canadian Tire, Save-On-Food, and London Drugs. There are industrial services such as Niels & Gord's Lawn Mower & Small Engine Repair, and Bridge City Doors. Retail businesses in the area also include Play it Again Sports, Color Me Mine, Live Better Cafe, and Cutter Loose Motorsports. This stand-alone industrial and retail building features two units (240 and 242) that are fully demised and separately metered. The site is fully fenced and gated, with two rear parking stalls, a rear entrance, and security cameras at both the front and back entrances. Five unmetered angle-parking stalls are available at the front for customer use. The property has strong visibility along 12B Street North and provides an opportunity for prominent signage. Each unit includes a front showroom, office, washroom, and shop space with a 10' x 12' overhead door and unit heaters. Unit 240 also includes a mini make-up-air unit. Unit 242 is currently occupied by the Veterans Association Food Bank and produces stable income. The property is well suited for an owner-user who wishes to operate from one unit while utilizing the other for supplementary revenue or future expansion.

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