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## PROFESSIONAL/OFFICE FOR SALE



Businesses and Franchises for Sale > Business for Sale

**Location**  
Lethbridge, Alberta

**Listing ID:**  
34602

**MLS ID:**  
A2296655

**\$975,000**



 **DAVID AGEMA**  
 (403) 332-3056

 Century 21 Foothills South Real Estate  
 403-635-2131

 409 5th Street S, Lethbridge , Alberta T1J2B6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> CD	<b>Subdivision</b> Downtown	<b>Building Type</b> Office Building
<b>Year Built</b> 1907	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 4353S	<b>Building Area (Sq. Ft.)</b> 3404.75
<b>Building Area (Sq. M.)</b> 316.31	<b>Lot Size (Sq. Ft.)</b> 3128	<b>Lot Size (Acres)</b> 0.07
<b>Parking</b> 5	<b>Construction Type</b> Brick,Stucco	<b>Roof</b> Flat Torch Membrane
<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air	<b>Heating</b> Natural Gas,Other
<b>Inclusions</b> Fridge and Bar fridge Main	<b>Restrictions</b> Non-Smoking Building,None Known	<b>Reports</b> Building Plans,Floor Plans,Information Package,Rent Roll,Title Insurance

Welcome to Round Street Business Hub 409 5 Street South, Lethbridge, Alberta Step into a piece of Lethbridge history. Originally built in 1907, this beautifully restored commercial building showcases its character with exposed brick walls uncovered during extensive renovations, blending timeless charm with modern functionality. Ideally located in the heart of downtown, directly east of Melcor Tower, this property offers excellent accessibility with ample surrounding parking. This extensively renovated, three-level commercial building features: 17 private offices 4 shared workstations 4 bathrooms A common boardroom Client foyer Kitchenette with coffee/tea/hot chocolate bar Rear paved parking for up to 5 vehicles Currently home to approximately 20 businesses and professionals, the building maintains strong occupancy and provides an excellent environment for entrepreneurs to grow and thrive. Designed by entrepreneurs, for entrepreneurs, the space reflects a deep understanding of the needs and challenges of small business ownership. This is a turnkey investment opportunity offering immediate cash flow, supported by solid financial performance with three years of financials available to qualified buyers. Significant upgrades include newer rooftop HVAC units, roof, windows, doors, flooring, and full interior renovations across all levels. Ownership is committed to ensuring a smooth transition and is willing to assist buyers in understanding the existing marketing and management systems to continue the building's success. Whether you're looking to expand your business footprint or invest in a proven income-generating property, this is a rare opportunity to own your space while generating revenue from others. Land, Building and business all being sold together. Adding to the appeal, the neighboring historic Greyhound Bus Station is currently undergoing a major transformation and is expected to reopen as a vibrant restaurant, bar, and pool hall—bringing even more energy and foot traffic to the area.

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