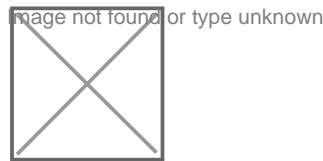


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

325 5 STREET S FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location Lethbridge, Alberta

Listing ID: 34926

MLS ID: A2303053

\$1,357,000



JILLIAN CHAFFEE-DYKSLAG (403) 894-3254

Bankers Commercial Real Estate 403-327-1133

325 5 Street S, Lethbridge , Alberta T1J2B4

Transaction Type For Sale	Days On Market 1	Zoning CD- Downtown Commercial
Subdivision Downtown	Year Built 1909	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 4353S
Building Area (Sq. Ft.) 6250.00	Building Area (Sq. M.) 580.64	Lot Size (Sq. Ft.) 6250
Lot Size (Acres) 0.14	Construction Type Brick,Stucco	Roof Flat
Cooling Partial	Heating In Floor,Exhaust Fan,Forced Air,Hot Water	Inclusions Unit 220 Miele washer and dryer, 18", apartment dishwasher, stove. Unit 210, Fridge, cooktop, dishwasher, washer, dyer, wall oven
Restrictions None Known	Reports Appraisal,Floor Plans,Leases	

Investors and entrepreneurs this property is calling for you. This mixed use property boasts 4 units, 2 residential units and 2 commercial units. Beautifully renovated executive living units are ideal for the working professionals, students or entrepreneurs who want to live and work in the same space. One unit is Ideal for a family with 3 bedrooms and 2 ensuites, living space, kitchen and a rooftop patio. (currently rented) 2183 sf in total. The second residential unit offers 2 bedroom, 1 bath and living space with a separate entrance. Includes solar panels. One commercial unit has a long time Tenant, Echo Books. This building includes a full basement. The Second building, currently vacant is waiting for the right tenant to come along. Currently designed as a retail setting, can easily be converted to an office.

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