



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**235 & 231 12B Street N  
Lethbridge, Alberta**

**MLS # A2213587**



**\$725,000**

**Division:** Senator Buchanan

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,614 sq.ft.

**Zoning:** I-B

**Heating:** Combination, Electric, Overhead Heater(s), Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.65 Acre

**Sewer:** -

**Lot Feat:** Back Lane, Street Lighting

**Inclusions:** N/A

This unique commercial property is a versatile opportunity to own 5600sf of main floor space made up of a front retail area (which was previously used for office/personal services) PLUS 3225sf of additional rear warehouse space that has been permitted for use as a fitness facility (complete with a 12' overhead door with loading at grade, 16' ceilings, and an accessible bathroom). An additional 1010sf mezzanine at front features a lounge area, a full bathroom with shower plus 3 offices... 2 with great storage closets. There are 3 designated parking spaces at back and access to 20+ FREE street parking spaces at front. There is Central A/C to the front area and a newer HRV system in the warehouse (installed in 2020). The property is zoned I-B ( Industrial-Business) and is suited for anyone who in the trades/contractors, hardware/building supplies, household repair services, manufacturing, personal services, transportation, warehousing/wholesale. Neighbouring businesses include Canadian Tire, London Drugs, Save-On Food and DynaLife medical labs. Annual condo fees are \$3928 which includes reserve fund contributions (for repair/replacement of roof and exterior) and insurance.