



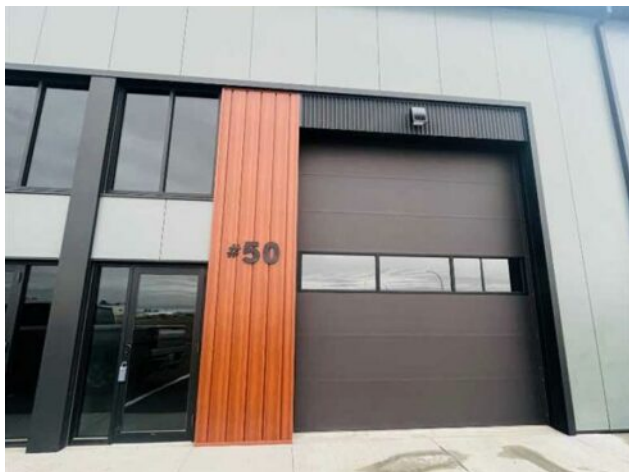
**GRASSROOTS**  
REALTY GROUP

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**50, 1313 30 Street N  
Lethbridge, Alberta**

**MLS # A2215529**



**\$329,900**

**Division:** Churchill Industrial Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** 1313 Condos

**Bus. Name:** -

**Size:** 1,166 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Door opener and control, 2 pc bath, assigned yard storage.

Possibilities are endless! Mixed use 8-bay condo project. Steel frame construction. Ability to add 400 sq ft+- mezzanine if you need more space. High ceilings, and 12x14 OH door with opener. 2 pc bathroom. Hot and cold water taps. Excellent street visibility. Assigned secure yard storage of 23'x40' +- included.