



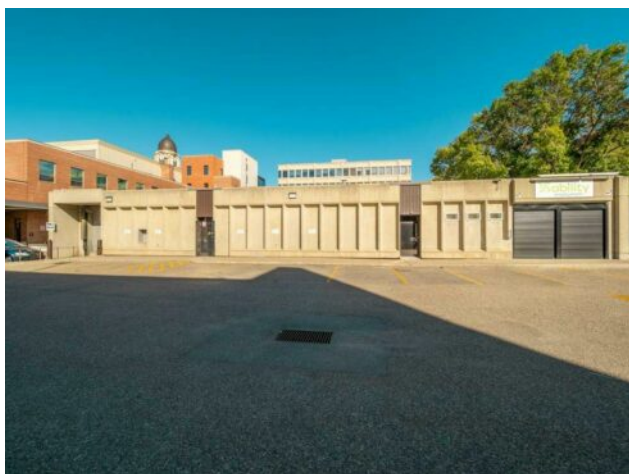
GRASSROOTS
REALTY GROUP

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**416 8 Street S
Lethbridge, Alberta**

MLS # A2241314



\$1,950,000

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,181 sq.ft.

Zoning: C-D

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

Priced to Sell!!! This well maintained building is for sale in the heart of downtown Lethbridge. The building offers, a private parking lot, offices and warehouse. The tar and gravel roof was replaced in 2008. Mechanical system includes rooftop air conditioning, 5 forced air furnaces, standard hot water tank. The existing design allows for the 1 tenant who requires warehouse/open areas and offices or an investor who could demise the space into several units.