



**GRASSROOTS**  
REALTY GROUP

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**225 1 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2252942**

**\$15,128,360**

**Division:** Downtown

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 32,301 sq.ft.

**Zoning:** DC

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

One of a kind opportunity to acquire 32,000 sqft+ building sitting on 2.79 Acres located in downtown Lethbridge with excellent access to the crows nest highway and scenic drive N. Currently operating as a Toy R Us Retail store, this property is shadow anchored by Park Place Mall one of the largest shopping malls in the city and offers immense parking with an opportunity to re-develop, add additional pad sites, or building. Location matter and this site has it all! Do not miss this opportunity to own this property for your own business or add it to your holding portfolio.