

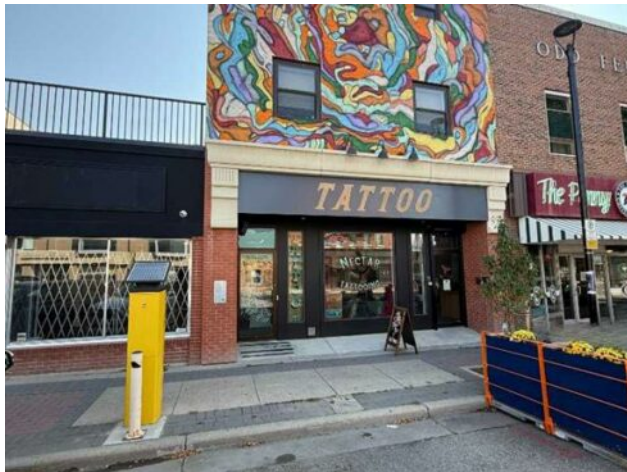


GRASSROOTS
REALTY GROUP

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

329 5 Street S
Lethbridge, Alberta

MLS # A2256215



\$694,900

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,528 sq.ft.

Zoning: C-D

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.07 Acre

Sewer: -

Lot Feat: -

Inclusions: Negotiable

329 5 Street South – A Landmark Opportunity in the Heart of Downtown! Step inside this stunning historic property and prepare to be impressed! Perfectly positioned in the vibrant core of Lethbridge, this beautifully restored two-storey masonry building is packed with character and potential. The main floor offers an open, light-filled space – currently home to a popular tattoo studio – giving you immediate rental income or the perfect canvas for your own concept. Upstairs, a complete renovation has created a stylish lounge and flex area that could easily transition into private offices, a creative studio, or client meeting space. Down below, a full useable basement invites even more ideas: storage, workshop, speakeasy, or additional workspace – you decide! And yes… there’s even parking out back – a rare find in the downtown core. Originally updated in 2006 and carefully maintained since, this property blends vintage charm with modern functionality, making it an ideal headquarters, retail destination, or investment piece. If you’re looking for a cool, versatile space with income potential and undeniable curb appeal, you’ll want to see 329 5 Street South. Opportunities like this don’t come up every day!