



GRASSROOTS
REALTY GROUP

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515 11 Street S
Lethbridge, Alberta

MLS # A2256904



\$1,700,000

Division:	London Road		
Type:	Commercial/Multi Family		
Style:	-		
Size:	6,258 sq.ft.	Age:	1910 (115 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: (10) fridges, (10) stoves, (1) washer, (1) dryer, (10) Wall Mounted A/C units.

An incredible opportunity to own a fully operational 10-unit multi-family property in the heart of Lethbridge. This purpose-built 10-plex features nine fully furnished one-bedroom suites and one unfurnished long-term suite, all designed for strong income generation and minimal vacancy. Property Features 9 furnished 1-bedroom units with kitchens & 3-pc bathrooms 1 unfurnished long-term 1-bedroom unit Each suite equipped with its own hotel-style heat/AC unit Shared laundry (washer & dryer in common area) High-quality furnishings, bedding, linens & big-screen TVs included Fully stocked kitchens with appliances, dishes & utensils Individual internet routers & programmable WiFi door locks for each unit Outdoor storage shed with shovels, brooms & maintenance tools?? Location Benefits Situated close to downtown Lethbridge amenities, transit, and schools Walkable neighborhood with excellent rental demand Flexible property strategy: continue current STR/LTR mix or convert to all long-term rentals Investor Ready This property comes fully furnished and equipped—turn the key and start collecting rent. With strong financial performance and professional management potential, this 10-plex is an ideal addition to any investor’s portfolio.