



**242 12B Street N
Lethbridge, Alberta**

MLS # A2291919

\$525,000



Division: Senator Buchanan

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,600 sq.ft.

Zoning: I-B

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.14 Acre

Sewer: -

Lot Feat: -

Inclusions: None

The subject property is located in North Lethbridge, close to downtown and easily accessible from 12B Street North, 2 Avenue North, and Stafford Drive North. Neighbouring tenants include a mixed neighbourhood of office, retail, and industrial businesses. This includes Centre Village Mall with anchors Canadian Tire, Save-On-Food, and London Drugs. There are industrial services such as Niels & Gord's Lawn Mower & Small Engine Repair, and Bridge City Doors. Retail businesses in the area also include Play it Again Sports, Color Me Mine, Live Better Cafe, and Cutter Loose Motorsports. This stand-alone industrial and retail building features two units (240 and 242) that are fully demised and separately metered. The site is fully fenced and gated, with two rear parking stalls, a rear entrance, and security cameras at both the front and back entrances. Five unmetered angle-parking stalls are available at the front for customer use. The property has strong visibility along 12B Street North and provides an opportunity for prominent signage. Each unit includes a front showroom, office, washroom, and shop space with a 10' x 12' overhead door and unit heaters. Unit 240 also includes a mini make-up-air unit. Unit 242 is currently occupied by the Veterans Association Food Bank and produces stable income. The property is well suited for an owner-user who wishes to operate from one unit while utilizing the other for supplementary revenue or future expansion.