



GRASSROOTS
REALTY GROUP

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409 5th Street S
Lethbridge, Alberta

MLS # A2296655



\$975,000

Division:	Downtown
Type:	Office
Bus. Type:	Professional/Office
Sale/Lease:	For Sale
Bldg. Name:	Round Street Business Hub
Bus. Name:	Round Street Business Hub
Size:	3,405 sq.ft.
Zoning:	CD

Heating: Natural Gas, Other

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat Torch Membrane

Utilities: -

Exterior: Brick, Stucco

Parking: -

Water: -

Lot Size: 0.07 Acre

Sewer: -

Lot Feat: -

Inclusions: Fridge and Bar fridge Main

Excellent opportunity to own a fully renovated three-level commercial building in downtown Lethbridge. Originally built in 1907, this character property features exposed brick and modern upgrades throughout. The building offers 17 private offices, 4 workstations, a boardroom, 4 bathrooms, client foyer, kitchenette, and rear parking for up to 5 vehicles. Currently home to approximately 20 businesses, the property provides strong in-place income with gross rental revenue between \$110,000–\$114,000 annually and potential up to \$132,000. Numerous upgrades include HVAC, roof, windows, doors, and full interior renovations. Centrally located with excellent access and nearby parking, this turnkey investment includes land, building, and business. Financials available to qualified buyers