

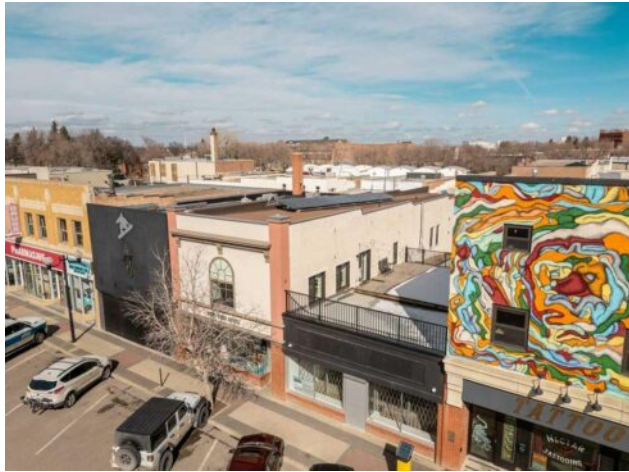


**GRASSROOTS**  
REALTY GROUP

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**325 5 Street S**  
**Lethbridge, Alberta**

**MLS # A2303053**



**\$1,357,000**

<b>Division:</b>	Downtown
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	6,250 sq.ft.
<b>Zoning:</b>	CD- Downtown Commercial

**Heating:** In Floor, Exhaust Fan, Forced Air, Hot Water

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat

**Utilities:** -

**Exterior:** Brick, Stucco

**Parking:** -

**Water:** -

**Lot Size:** 0.14 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Unit 220 Miele washer and dryer, 18", apartment dishwasher, stove. Unit 210, Fridge, cooktop, dishwasher, washer, dryer, wall oven

Investors and entrepreneurs this property is calling for you. This mixed use property boasts 4 units, 2 residential units and 2 commercial units. Beautifully renovated executive living units are ideal for the working professionals, students or entrepreneurs who want to live and work in the same space. One unit is ideal for a family with 3 bedrooms and 2 ensuites, living space, kitchen and a rooftop patio. (currently rented) 2183 sf in total. The second residential unit offers 2 bedroom, 1 bath and living space with a separate entrance. Includes solar panels. One commercial unit has a long time Tenant, Echo Books. This building includes a full basement. The Second building, currently vacant is waiting for the right tenant to come along. Currently designed as a retail setting, can easily be converted to an office.