



**GRASSROOTS**  
REALTY GROUP

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**137 14 Street N**  
**Lethbridge, Alberta**

**MLS # A2166115**



**\$489,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,156 sq.ft.	<b>Age:</b>	1909 (116 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Multiple Driveways, Off Street, Parking Lot		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** none

This building was once the first bakery in Lethbridge. This would be perfect for those looking for a great investment opportunity. Presently, 2 of the 4 suites are illegal suites. City of Lethbridge tax and assess the building as a 4plex as it has operated as a 4plex for over 50 years. Located in a very central area of Lethbridge, this building holds great potential.