



**GRASSROOTS**  
REALTY GROUP

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**215-219 12B Street N**  
**Lethbridge, Alberta**

**MLS # A2197121**



**\$9 per sq.ft.**

**Division:** Senator Buchanan

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** 215-219 12B Street North

**Bus. Name:** -

**Size:** 7,148 sq.ft.

**Zoning:** I-B

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.65 Acre

**Sewer:** -

**Lot Feat:** Back Lane, Paved

**Inclusions:** None

This well-maintained property features an open office and retail area in the front of the building, staff areas, and a large shop with mezzanine. The shop has new LED lights, one 14'x14' overhead door, and 16' ceilings, as well as five parking spots on the concrete pad in the rear of the property. With an excellent ratio of office to shop space, this unit is very flexible and can appeal to a variety of different commercial uses.