



GRASSROOTS
REALTY GROUP

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**443 10th Street N
Lethbridge, Alberta**

MLS # A2199480



\$1,650,000

Division: Senator Buchanan

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 44,600 sq.ft.

Zoning: I-B

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.65 Acres

Sewer: -

Lot Feat: -

Inclusions: None

Unique redevelopment opportunity for multi-tenant industrial building. The property currently creates some revenue from existing tenants, but all are short-term which would facilitate a phase d redevelopment. Additionally, the Seller has estimated prices for improvements available making this a great opportunity for an owner/user looking to custom-build industrial retail space in the heart of the city. The subject property is prominently located on the corner of 10th Street North and 5th Avenue North and offers convenient access via Highway 3. The site is centrally located, just north of the city center. Neighboring businesses include Gas King, Northside Auto, Sign Superstore, Lethbridge Fitness Club, and Family Centre.