

# \$725,000 - 235 & 231 12b Street N, Lethbridge

MLS® #A2213587

**\$725,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.65 Acres

Senator Buchanan, Lethbridge, Alberta

This unique commercial property is a versatile opportunity to own 5600sf of main floor space made up of a front retail area (which was previously used for office/personal services) PLUS 3225sf of additional rear warehouse space that has been permitted for use as a fitness facility (complete with a 12' overhead door with loading at grade, 16' ceilings, and an accessible bathroom). An additional 1010sf mezzanine at front features a lounge area, a full bathroom with shower plus 3 offices... 2 with great storage closets. There are 3 designated parking spaces at back and access to 20+ FREE street parking spaces at front. There is Central A/C to the front area and a newer HRV system in the warehouse (installed in 2020). The property is zoned I-B (Industrial-Business) and is suited for anyone who in the trades/contractors, hardware/building supplies, household repair services, manufacturing, personal services, transportation, warehousing/wholesale. Neighbouring businesses include Canadian Tire, London Drugs, Save-On Food and DynaLife medical labs. Annual condo fees are \$3928 which includes reserve fund contributions (for repair/replacement of roof and exterior) and insurance.

Built in 1958

## Essential Information



MLS® #	A2213587
Price	\$725,000
Bathrooms	0.00
Acres	0.65
Year Built	1958
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	235 & 231 12b Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2K8

### Amenities

Parking Spaces	20
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### Interior

Heating	Combination, Electric, Forced Air, Natural Gas, Overhead Heater(s)
Cooling	Central Air, Partial

### Exterior

Lot Description	Back Lane, Street Lighting
Roof	Flat
Foundation	Slab

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	11
Zoning	I-B

### Listing Details

Listing Office	MY LIFE REALTY
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