

\$695,000 - 235 & 231 12b Street N, Lethbridge

MLS® #A2213587

\$695,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.65 Acres

Senator Buchanan, Lethbridge, Alberta

This centrally located commercial property is a unique opportunity to own 5600sf of versatile space made up of a 2300+ sf 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 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

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Price	\$695,000
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	Forced Air, Natural Gas, Combination, Electric, 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	100
Zoning	I-B

Listing Details

Listing Office	MY LIFE REALTY
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