

\$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 |
|----------------|----|

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 | 22 |
| Zoning | I-B |

Listing Details

| | |
|----------------|----------------|
| Listing Office | MY LIFE REALTY |
|----------------|----------------|

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