

\$1,700,000 - 515 11 Street S, Lethbridge

MLS® #A2256904

\$1,700,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.14 Acres

London Road, Lethbridge, Alberta

An incredible opportunity to own a fully operational 10-unit multi-family property in the heart of Lethbridge. This purpose-built 10-plex features nine fully furnished one-bedroom suites and one unfurnished long-term suite, all designed for strong income generation and minimal vacancy.

?? Property Features

9 furnished 1-bedroom units with kitchens & 3-pc bathrooms

1 unfurnished long-term 1-bedroom unit

Each suite equipped with its own hotel-style heat/AC unit

Shared laundry (washer & dryer in common area)

High-quality furnishings, bedding, linens & big-screen TVs included

Fully stocked kitchens with appliances, dishes & utensils

Individual internet routers & programmable WiFi door locks for each unit

Outdoor storage shed with shovels, brooms & maintenance tools?? Location Benefits

Situated close to downtown Lethbridge



amenities, transit, and schools

Walkable neighborhood with excellent rental demand

Flexible property strategy: continue current STR/LTR mix or convert to all long-term rentals

? Investor Ready

This property comes fully furnished and equipped—turn the key and start collecting rent. With strong financial performance and professional management potential, this 10-plex is an ideal addition to any investor’s portfolio.

Built in 1910

Essential Information

MLS® #	A2256904
Price	\$1,700,000
Bathrooms	0.00
Acres	0.14
Year Built	1910
Type	Commercial
Sub-Type	Multi Family
Status	Active

Community Information

Address	515 11 Street S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2P1

Amenities

Parking Spaces	8
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Exterior

Roof Asphalt Shingle

Additional Information

Date Listed September 12th, 2025
Days on Market 39
Zoning DC

Listing Details

Listing Office SUTTON GROUP - LETHBRID



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