

**AVISON  
YOUNG**

# Investment building for sale

116 - 120 8<sup>th</sup> Street South  
Lethbridge, AB



9,458 sf



Investment  
opportunity



Quick possession  
available



**Investment opportunity - multi-tenant  
property in a desirable downtown location**

**Get more  
property  
information**

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# Investment building for sale

116 - 120 8 Street South



## PROPERTY DESCRIPTION

This two-story commercial building has a long-term main floor tenant and offers a great investment opportunity. A brand new intercom system for enhanced safety and access control has been installed. The projected net income is \$90,535.23 with current expenses estimated at \$18,059.23 per year. This property would be suitable for an owner-user because there is 2,686 sf available for lease on the second

## LOCATION DESCRIPTION

The subject property offers an excellent downtown location with convenient access from Stafford Drive, Highway 3, and 3rd Avenue South. Quality neighbouring businesses include Peak Physical Therapy, Chrome Salon + Spa, Wingate by Wyndham Hotel, Professional Optical, Modern Chinese, CASA, Park Place Mall, and Sister's Pub & Grill.

## UNIT BREAKDOWN

- Unit 118 - Lethbridge Pregnancy Centre (4,634 SF)
- Unit 200 - LINQ Antenna Technology Inc. (1,302 SF)
- Unit 202 - Lighthouse Counselling (814 SF)
- Unit 204 - Vacant (414 SF)
- Unit 208 - Vacant (2,272 SF)

## OFFERING SUMMARY

<b>Building Size</b>	9,458 sf
<b>Legal Address</b>	4353S;8;14-15
<b>Zoning</b>	Downtown Commercial (C-D)
<b>Sale Price</b>	\$824,999
<b>Taxes</b>	\$7,074.95 (2026)
<b>Current Net Income</b>	\$61,084.73
<b>Projected Net Income</b>	\$90,535.23 / Year
<b>Operating Expenses</b>	\$18,059.23 per year (Est.)* Includes taxes, utilities, insurance, maintenance

## PROPERTY HIGHLIGHTS

- Stairwell access to all floors
- Shared second floor washrooms
- Off-street parking (Zone 3)
- Conveniently accessible location

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