



**A flexible commercial  
condo offering adaptable  
showroom, shop, and  
office potential.**



2,655 sf



Shop space with  
a 12' x 14' OHD



Easily accessible  
location

**Get more property information**

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## Property Description

This versatile 2,655 sf commercial property offers a rare combination of showroom, shop space, and mezzanine office area, making it ideal for a wide range of business uses. The spacious showroom provides excellent visibility for product display or customer interaction, while the adjoining shop area features one 12' x 14' overhead door and efficient industrial lighting.

The building has been well maintained and includes prominent building signage along with convenient street parking for customers and staff. With flexible possession available (subject to an existing tenant in place until year-end) this property presents a strong opportunity for both owner-users and investors.

## Property Location

Positioned in a highly accessible commercial corridor, this property benefits from quick connections to major roadways ensuring easy access. Located across the street from Centre Village Mall, the property is in close proximity to one of Lethbridge's most active retail hubs.

The surrounding area is home to a strong mix of national and local businesses, including Triangle Gas & Wash, Save-On-Foods, London Drugs, Canadian Tire, Dollar Tree, Colour Me Mine, and Cutter Loose. This established commercial environment supports steady traffic and strong visibility for any business operating from the site.

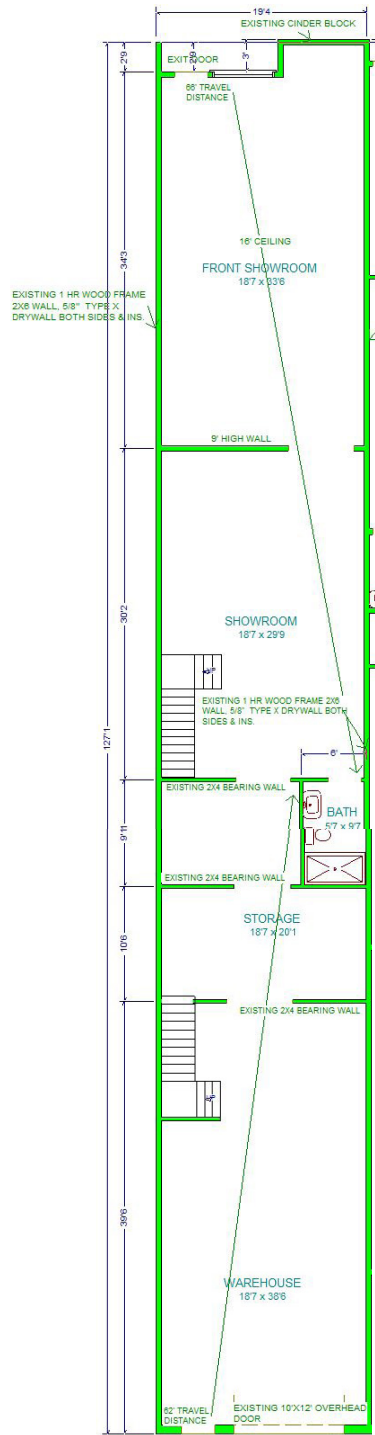
## Offering Summary

<b>Opportunity</b>	2,655 sf
<b>Legal Address</b>	0511747;4
<b>Zoning</b>	Business Industrial (I-B)
<b>Sale Price</b>	\$420,000
<b>Condo Fees</b>	\$1,650.25 per year (Est.)
<b>Property Taxes</b>	\$8,365.86 (2025)
<b>Possession</b>	Negotiable

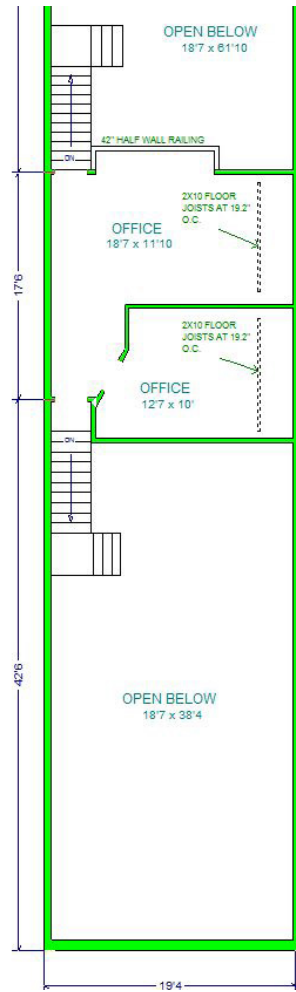
## Property Highlights

- Desirable location with high exposure
- Adaptable showroom / retail space
- Versatile shop area with overhead door
- Bonus mezzanine office area
- The layout suits a wide range of businesses
- Free street parking

## Floor Plan



Main Floor



Mezzanine





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