

**AVISON
YOUNG**

Industrial property for sale

242 12B Street North
Lethbridge, AB



Sale Price
\$525,000



Opportunity
3,600 sf
0.14 acres



Possession
Negotiable



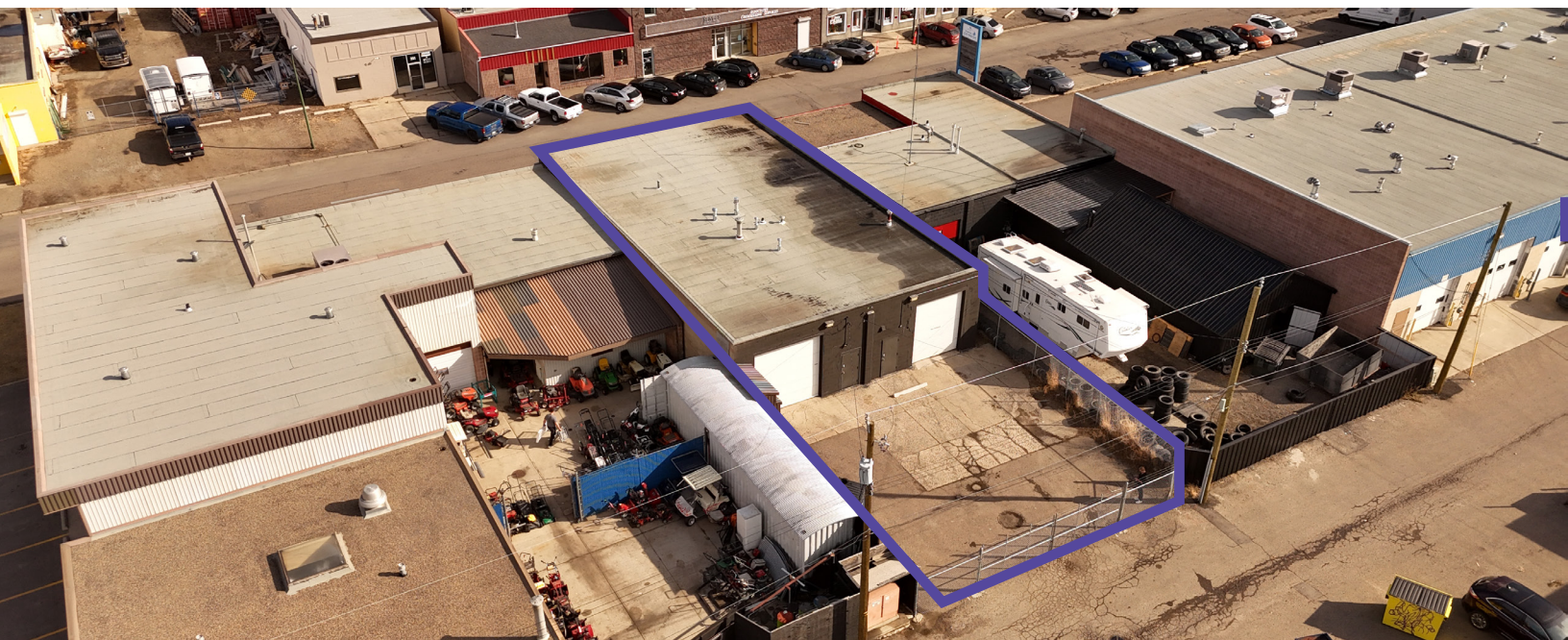
**Versatile stand-alone industrial &
retail property with a fenced yard**

Get more property information

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Property Description

This stand-alone industrial and retail building features two units (240 and 242) that are fully demised and separately metered. The site is fully fenced and gated, with two rear parking stalls, a rear entrance, and security cameras at both the front and back entrances. Five unmetered angle-parking stalls are available at the front for customer use. The property has strong visibility along 12B Street North and provides an opportunity for prominent signage.

Each unit includes a front showroom, office, washroom, and shop space with a 10' x 12' overhead door and unit heaters. Unit 240 also includes a mini make-up-air unit. Unit 242 is currently occupied by the Veterans Association Food Bank and produces stable income. The property is well suited for an owner-user who wishes to operate from one unit while utilizing the other for supplementary revenue or future expansion.

Property Highlights

- Mix of showroom, office, and shop
- Two, 10' x 12' OHD
- Fully fenced and gated
- Fully demised and separately metered
- Two, 100-amp, single-phase electrical service
- Currently tenanted

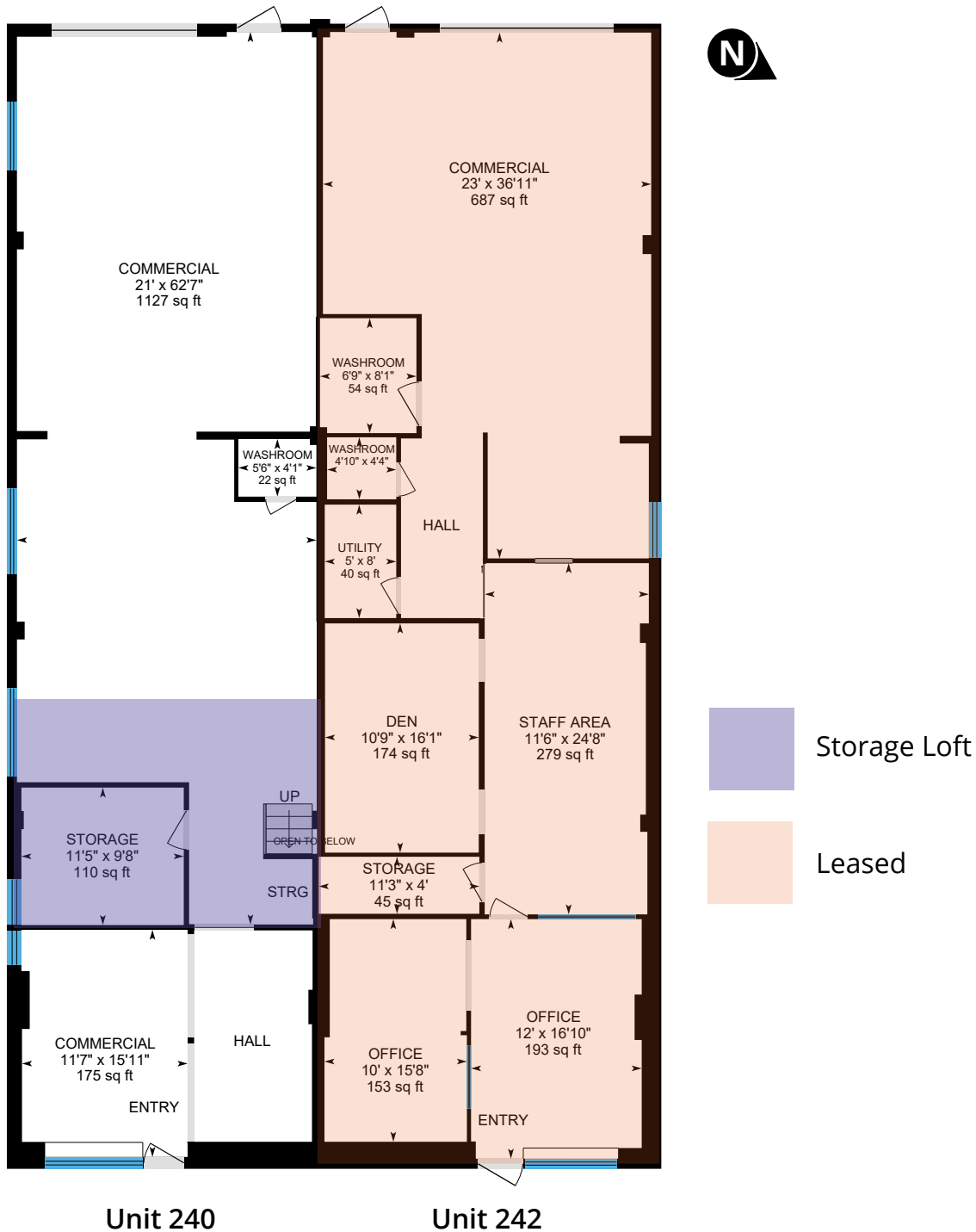
Offering Summary

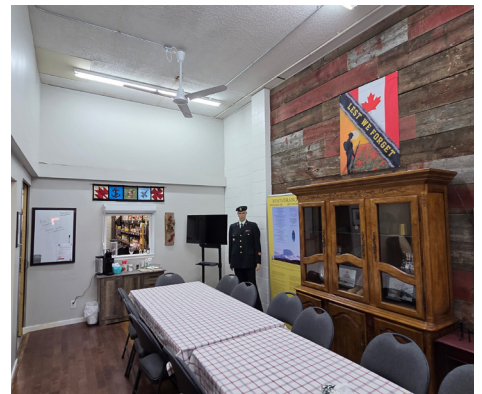
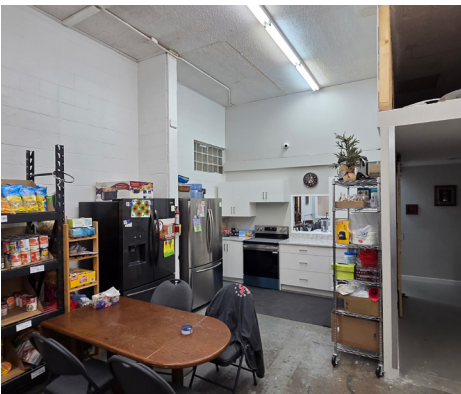
Opportunity	3,600 sf
Site Size	0.14 acres
Legal Address	406R;141; 5,6
Zoning	Business Industrial (I-B)
Sale Price	\$525,000
Property Taxes	N/A
Possession	Negotiable

Location Description

The subject property is located in North Lethbridge, close to downtown and easily accessible from 12B Street North, 2 Avenue North, and Stafford Drive North. Neighbouring tenants include a mixed neighbourhood of office, retail, and industrial businesses. This includes Centre Village Mall with anchors Canadian Tire, Save-On-Food, and London Drugs. There are industrial services such as Niels & Gord's Lawn Mower & Small Engine Repair, and Bridge City Doors. Retail businesses in the area also include Play it Again Sports, Color Me Mine, and Cutter Loose Motorsports.

Floor Plan





Major Roadways

2A Avenue North | 7,100 VPD+

13 Street North | 15,300 VPD+

Stafford Drive North | 10,300 VPD+

Highway 3 | 27,000 VPD+

**Interfaith
Food Bank**

**Corner
Cafe**

**Colour
Me Mine**

**Bridge City
Doors**

**Cutter Loose
Motorsports**

Marks

**London
Drugs**

**Canadian
Tire**

Fit4Less

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