

# \$4,550 - 235 12b Street N, Lethbridge

MLS® #A2226301

**\$4,550**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.65 Acres

Senator Buchanan, Lethbridge, Alberta

This unique commercial property is a versatile opportunity to lease 5600sf of main floor space made up of a front retail area 2379sf (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 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.



Built in 1958

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2226301 |
| Price     | \$4,550  |
| Bathrooms | 0.00     |

|            |            |
|------------|------------|
| Acres      | 0.65       |
| Year Built | 1958       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 235 12b Street N |
| Subdivision | Senator Buchanan |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 2K8          |

### Amenities

|                |    |
|----------------|----|
| Parking Spaces | 20 |
|----------------|----|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | I-B            |

### Listing Details

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

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