

**AVISON
YOUNG**

Industrial property for sale or lease

215-219 12B Street North

Sale Price: \$725,000 Lease Price: \$9.00 PSF



Opportunity
7,148 SF



Overhead Door
14' x 14'



Zoning
Business
Industrial



**Open office / retail property with ample
warehouse space located in North Lethbridge**

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Property Description

This well-maintained property features an open office and retail area in the front of the building, staff areas, and a large shop with mezzanine. The shop has new LED lights, one 14'x14' overhead door, and 16' ceilings, as well as five parking spots on the concrete pad in the rear of the property. With an excellent ratio of office to shop space, this unit is very flexible and can appeal to a variety of different commercial uses.

Location Description

Conveniently located with easy access from Highway AB-3, Stafford Drive (13,200 VPD+), and 13th Street, this northside industrial condo has excellent access and exposure, with prominent signage. Neighboring businesses include X-Rival Fitness Equipment Wholesale, Cutter Loose ATVs, Woodloft Bedroom Centre, Platinum Garages, Active Lock and Safe, and the Centre Village Mall Plaza which features anchor tenants Canadian Tire, London Drugs, and Save-On Foods.

Offering Summary

Opportunity	7,148 SF
Site Size	0.65 Acres
Legal Address	0511747;1,2
Zoning	Business Industrial (I-B)
Sale Price	\$725,000
Property Taxes	\$7,258.28
Condo Fees	\$4,973.50 / Year
Lease Price	\$9.00 PSF
Additional Rent	3.60 PSF (2025 Est.)
Possession	Negotiable

Property Highlights

- New roof 2021
- New LED lights in the shop
- One OHD 14'x14'
- 16' ceilings
- Storage mezzanine

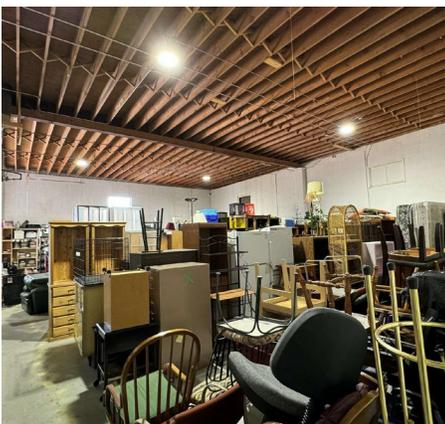
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Floor Plan



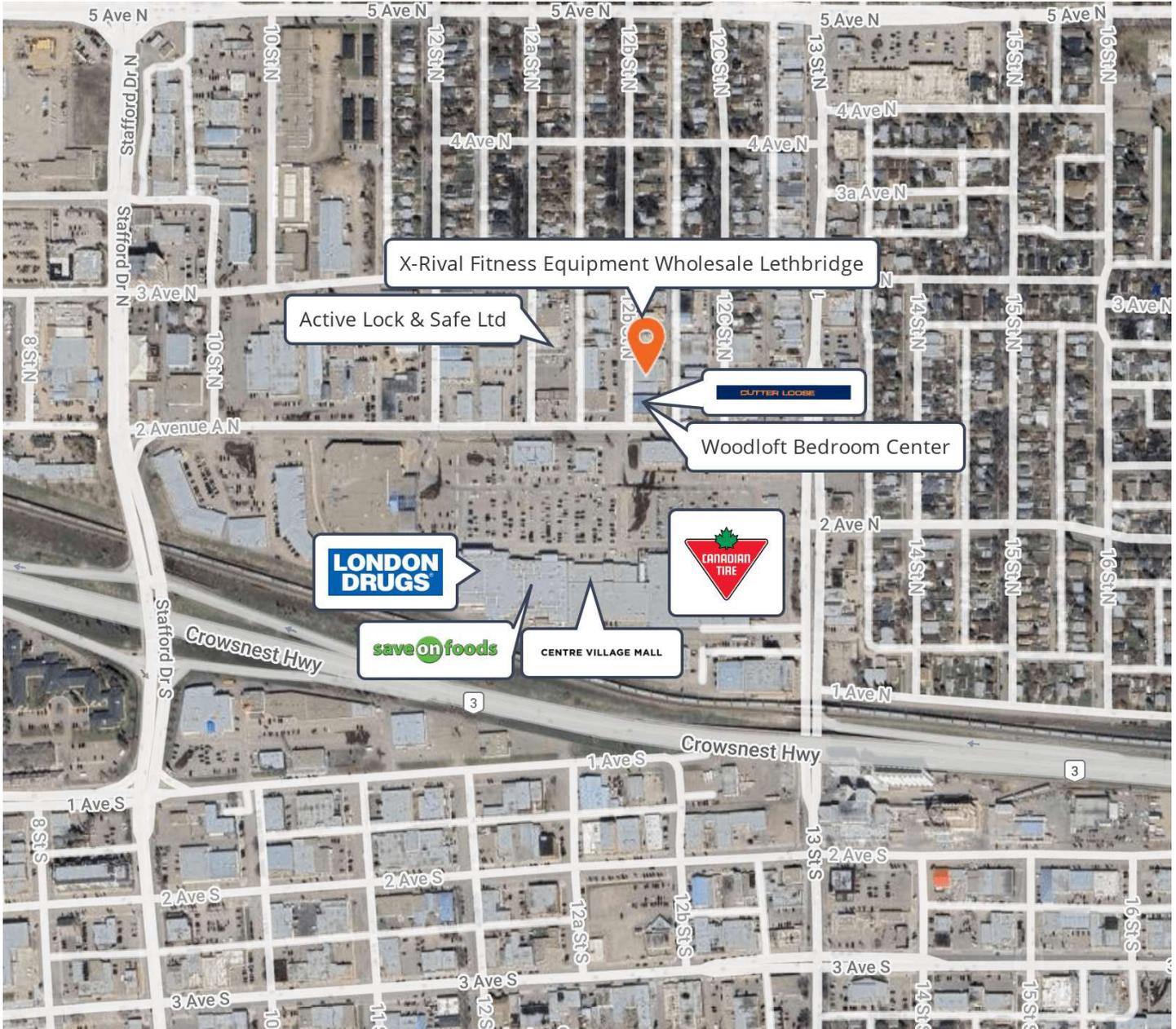
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Property Photos



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Location



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