

**AVISON  
YOUNG**

# Industrial property for sale

242 12B Street North  
Lethbridge, AB



**Sale Price**  
\$525,000



**Opportunity**  
3,600 sf  
0.14 acres



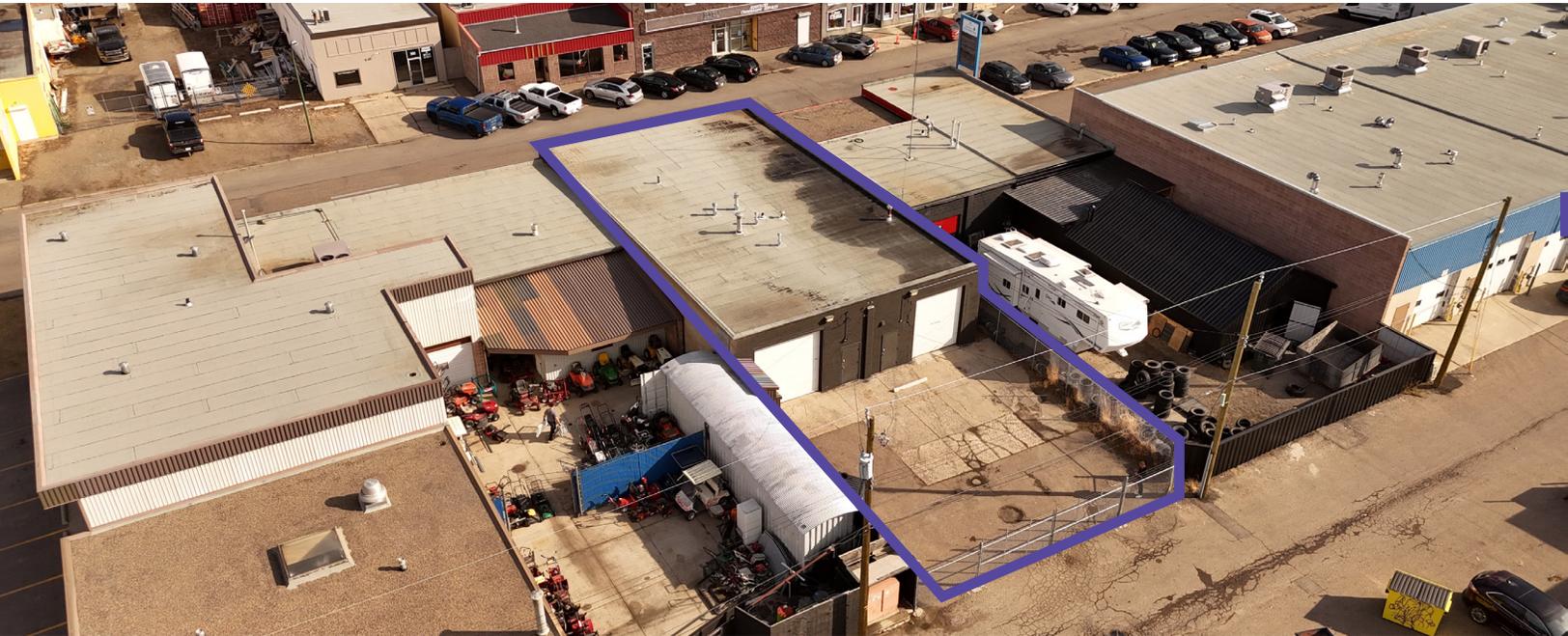
**Possession**  
Negotiable



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

**Get more  
property  
information**

**Josh Marti**  
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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

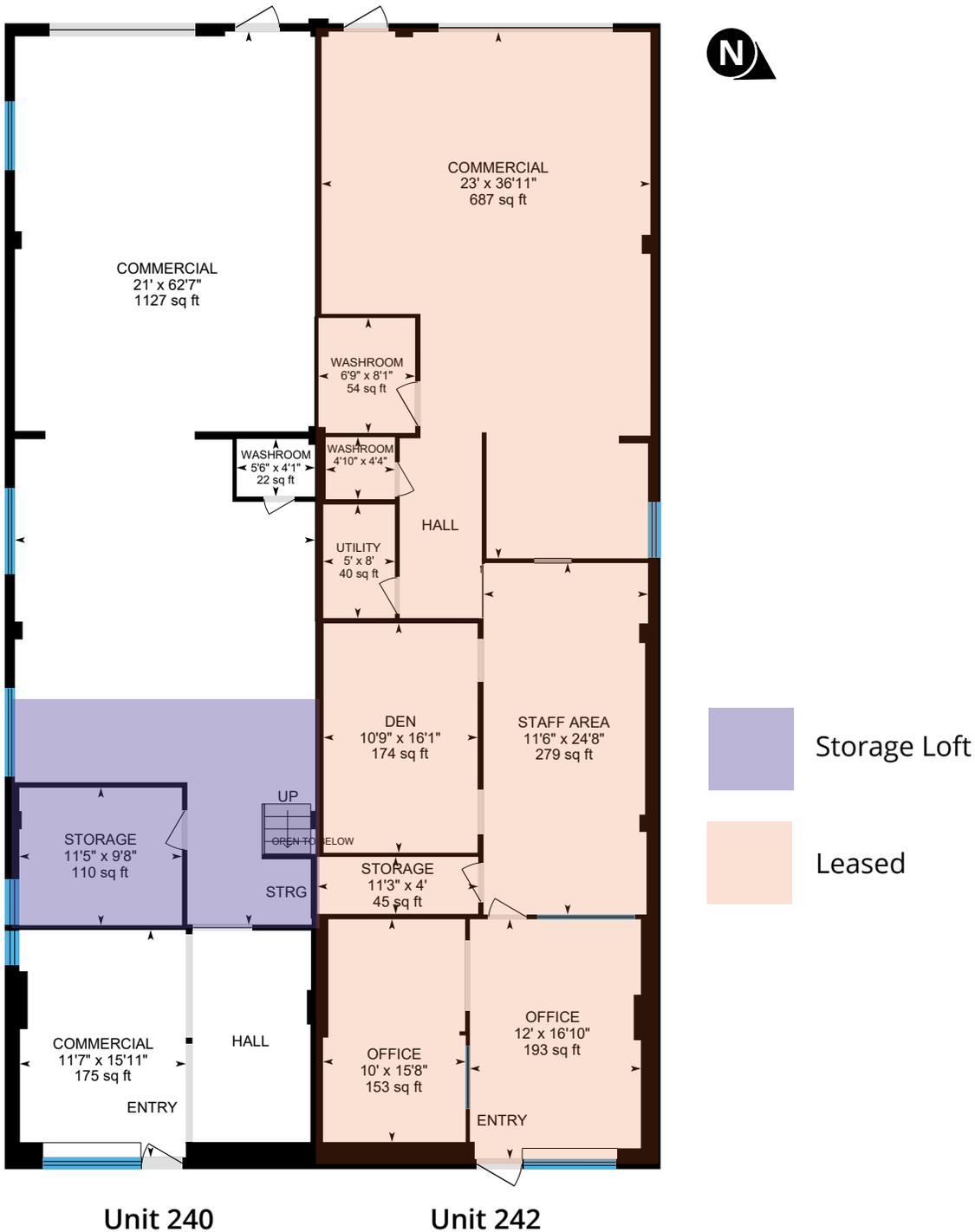
## Offering Summary

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

## Location Description

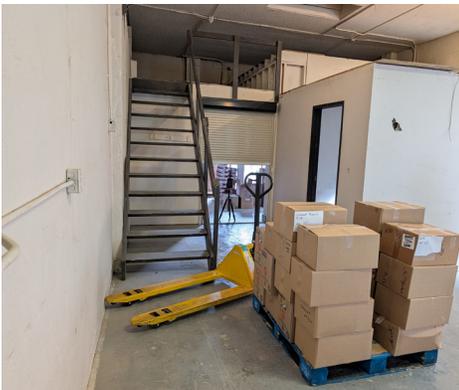
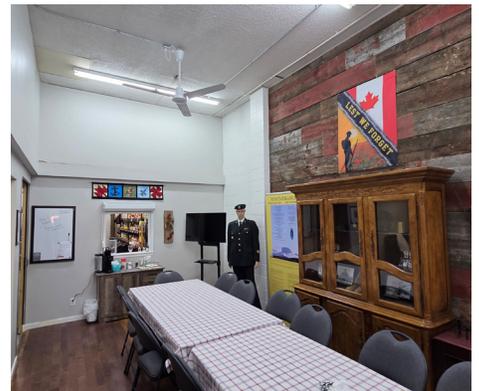
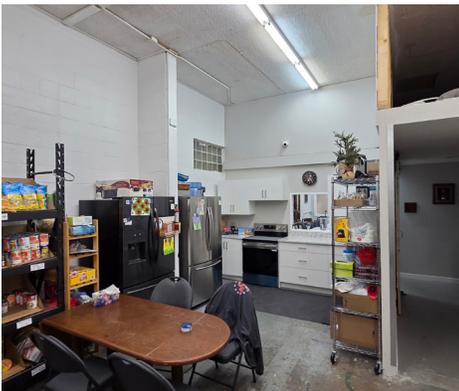
The subject property is located in North Lethbridge, close to downtown and easily accessible from 12B Street North, 2 Avenue North, and Stafford Drive North. Neighbouring tenants include a mixed neighbourhood of office, retail, and industrial businesses. This includes Centre Village Mall with anchors 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



# AVISON YOUNG

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Lethbridge, AB T1H 2K7



**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**

**Bridge City  
Doors**

**Colour  
Me Mine**

**Cutter Loose  
Motorsports**

**2A Avenue N**

**Marks**

**London  
Drugs**

**Canadian  
Tire**

**Stafford Drive N**

**12B Street N**

**13 Street N**

**Highway 3**

**Fit4Less**

**Get more property information**

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