

Investment property for sale

2802 5 Avenue North
Lethbridge, AB



Multi-tenant plaza investment opportunity



20,680 SF



Projected \$240,000
yearly net income



Good exposure
(16,800 VPD+)

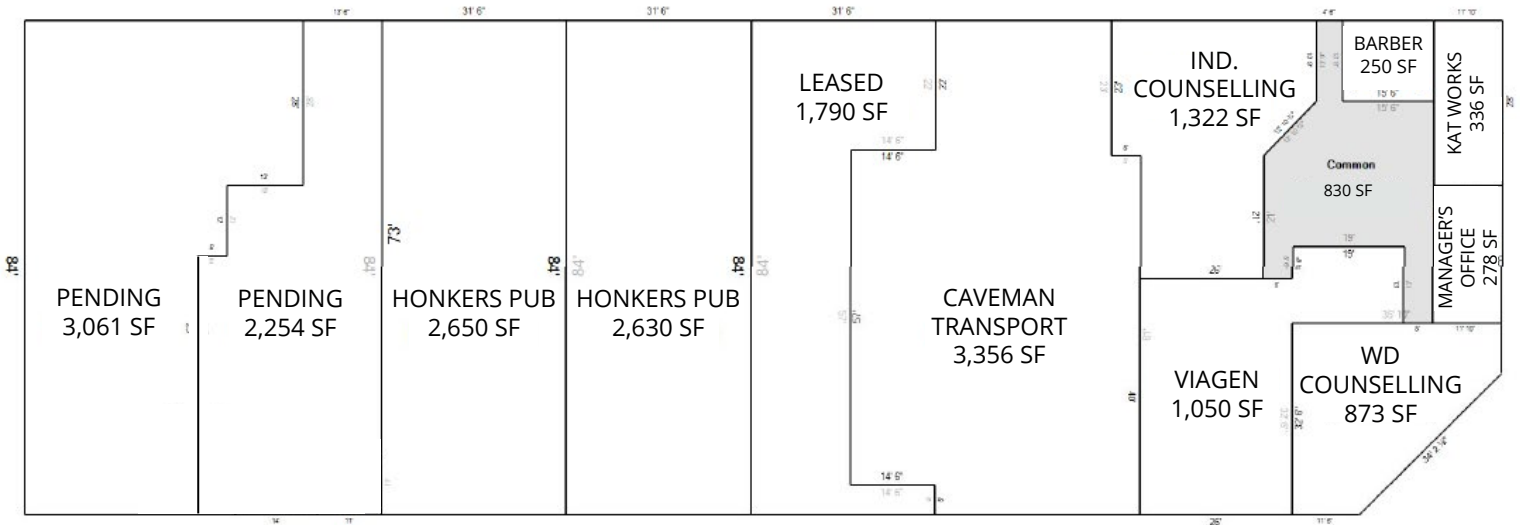
Get more property information

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Property Description

This investment property has a history of very little vacancy and most tenants have been in their space for 5+ years. The property has a net income of approximately \$240,000. The current owner has made it a priority to complete the regularly required building maintenance, including regularly replacing HVAC units. Please contact an Associate to discuss this opportunity further.

Location Description

The subject property offers a busy strip plaza with exposure to 16,800 VPD+ from 5 Avenue North. Current building tenants include Honkers Pub & Eatery, Caveman Transport, Viagen, WD Counselling, Barber John's Men's Hairstyling, and KatWorks Nail Salon.

Offering Summary

Opportunity	20,680 SF
Site Size	1.33 Acres
Legal Address	4310AL;1;2
Zoning	Direct Control (D-C)
Sale Price	\$2,600,000
Net Income	\$240,000/year (Projected)
Cap Rate	9.23%
Possession	Negotiable

Property Highlights

- Priced at ~\$125 PSF on the asking price
- 50+ parking stalls on site
- Pylon and unit signage
- Regular property maintenance
- Conveniently accessible location



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