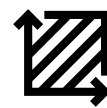


Investment building for sale

116 - 120 8th Street South
Lethbridge, AB T1J0C4



**Investment opportunity -
multi-tenant property in a
desirable downtown location**



8,775 SF



Investment opportunity



Quick possession
available

Get more information

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Property Description

This two-story commercial building has multiple tenants in place and offers a great investment opportunity. A brand new intercom system for enhanced safety and access control has been installed. The projected net income is \$110,000 with current expenses estimated at \$25,000 per year. This property would be suitable for an owner-user because there is 3,636 SF available for lease.

Location Description

The subject property offers an excellent downtown location with convenient access from Stafford Drive, Highway 3, and 3rd Avenue South. Quality neighbouring businesses include Peak Physical Therapy, Chrome Salon + Spa, Wingate by Wyndham Hotel, Professional Optical, Modern Chinese, CASA, Park Place Mall, and Sister's Pub & Grill.

Current Tenants

- Lethbridge Pregnancy Centre (4,634 SF)
- Action Coach (728 SF)

Offering Summary

Building Size:	8,775 SF
Legal Address:	4353S;8;14-15
Zoning:	Downtown Commercial (C-D)
Sale Price:	\$850,000
Taxes:	\$7,894.34 (2023)
Current Gross Income:	\$57,288
Projected Gross Income:	\$125,000 per year
Vacancies	
Unit 200:	1,175 SF
Unit 204:	400 SF
Unit 208:	2,060 SF
Lease Price:	\$12.00 PSF
Operating Expenses:	\$25,000 per year (Est.)* Includes taxes, utilities, insurance, maintenance
Possession:	Negotiable



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