

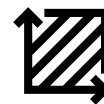
**AVISON
YOUNG**

Office condo for sale

3120 32nd Street South, Unit #230
Lethbridge, AB T1K 7B4



**Well maintained office condo
available in the Southgate
Station Professional Building**



1,404 SF



Investment opportunity



Conveniently accessible
location

**Get more
information**

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Property Description

Great opportunity to purchase a well-maintained office condo in the Southgate Station Professional Building. The subject property is currently leased to a quality tenant until November 2023 and has a yearly net income of \$22,230 per year. The unit includes multiple offices, a reception area, lunchroom / kitchenette, and a private bathroom.

Location Description

This professional building is located in an easily accessible location, right off Mayor Magrath Drive South. The location benefits from sitting on a prominent corner across the street from Costco. The property is centrally located in Lethbridge's primary retail node, in close proximity to mature residential neighbourhoods and national anchor tenants.

Neighbouring tenants include Princess Auto, MISH Fashion & Swim, FYidoctors, Bowden's Furniture, Copy Express, Fit Physiotherapy, Mission Thrift Store, and Wine and Beyond.

Offering Summary

Opportunity:	1,404 SF
Legal Address:	1211460;7
Zoning:	Highway Commercial (C-H)
Sale Price:	\$407,000
Net Income:	\$22,230 / Year

Property Highlights

- Shared private parking lot
- Conveniently accessible location
- High traffic corner
- Well-built out office space
- Net income of \$22,230 per year
- Quality co-tenants in the building



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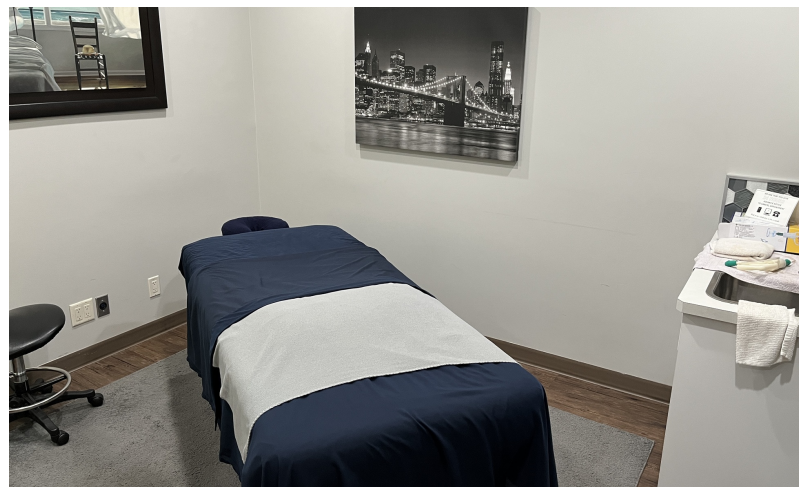
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