



## 416 8 Street S, Lethbridge, Alberta - \$1,950,000



Main Photo

### Property Description

Priced to Sell!!

This well maintained building is for sale in the heart of downtown Lethbridge. The building offers, a private parking lot, offices and warehouse.

The tar and gravel roof was replaced in 2008.

Mechanical system includes rooftop air conditioning, 5 forced air furnaces, standard hot water tank.



The existing design allows for the 1 tenant who requires warehouse/open areas and offices or an investor who could demise the space into several units.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Bankers Commercial Real Estate*



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