



515 11 Street S, Lethbridge, Alberta - \$1,700,000



Main Photo

Property Description

An incredible opportunity to own a fully operational 10-unit multi-family property in the heart of Lethbridge. This purpose-built 10-plex features nine fully furnished one-bedroom suites and one unfurnished long-term suite, all designed for strong income generation and minimal vacancy.

?? Property Features

9 furnished 1-bedroom units with kitchens & 3-pc bathrooms



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1 unfurnished long-term 1-bedroom unit

Each suite equipped with its own hotel-style heat/AC unit

Shared laundry (washer & dryer in common area)

High-quality furnishings, bedding, linens & big-screen TVs included

Fully stocked kitchens with appliances, dishes & utensils

Individual internet routers & programmable WiFi door locks for each unit

Outdoor storage shed with shovels, brooms & maintenance tools?? Location Benefits

Situated close to downtown Lethbridge amenities, transit, and schools

Walkable neighborhood with excellent rental demand

Flexible property strategy: continue current STR/LTR mix or convert to all long-term rentals

? Investor Ready

This property comes fully furnished and equipped—turn the key and start collecting rent. With strong financial performance and professional management potential, this 10-plex is an ideal addition to any investor's portfolio.

REALTOR Referral



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