

**1475 St Edward Boulevard N  
Lethbridge, Alberta**

**MLS # A2240134**



**\$2,950,000**

**Division:** St Edwards

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Stafford Plaza

**Bus. Name:** -

**Size:** 13,063 sq.ft.

**Zoning:** C-N

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.64 Acres

**Sewer:** -

**Lot Feat:** Near Public Transit, Near Shopping Center, Paved, Street

**Inclusions:** none

Prime Investment Opportunity & Fully Leased 13,000 SF Property This 13,000 SF commercial property offers a strong investment opportunity with \$204,293 in NOI and long-term tenants in place. Escalating lease rates will push the NOI over \$220,000 in 2026, ensuring continued growth. A large parking lot presents the potential to develop additional CRUs, further increasing revenue. Don't miss this chance to secure a high-performing asset with built-in upside!