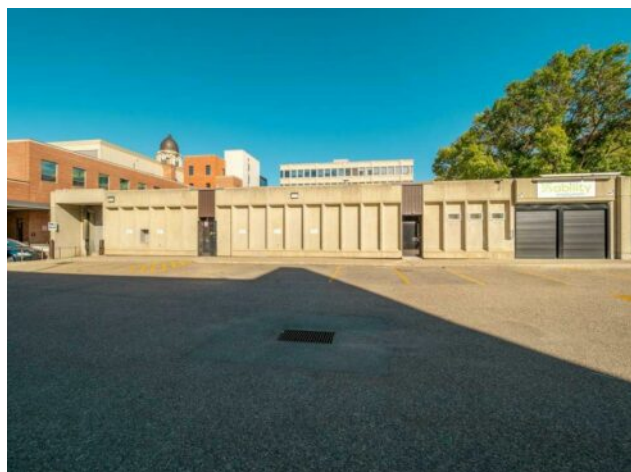


**416 8 Street S
Lethbridge, Alberta****MLS # A2241314****\$1,950,000****Division:** Downtown**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 9,181 sq.ft.**Zoning:** C-D**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** none

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.