

**70, 1313 30 Street N
Lethbridge, Alberta****MLS # A2241564****\$299,900****Division:** Churchill Industrial Park**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** 1313 Condos**Bus. Name:** -**Size:** 1,200 sq.ft.**Zoning:** DC**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Possibilities are endless! Mixed use 8-bay condo project. Steel frame construction with insulated wall panels for maximum efficiency. Ability to add 400 sq ft+- mezzanine if you need more space. High ceilings, and 12x14 OH door with opener. 2 pc bathroom. Hot and cold water taps. Excellent street visibility. Assigned secure yard storage of 23'x40' +- included.