



**GRASSROOTS**  
REALTY GROUP

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505 7 Street S  
Lethbridge, Alberta

MLS # A2286859



**\$950,000**

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,876 sq.ft.

Zoning: C-D

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This versatile mixed-use commercial property offers a unique blend of storefront visibility, flexible workspace, and residential income potential. Conveniently located to the Park 'n Ride Transit Terminal. The building features three ground-floor commercial units with excellent street exposure, making it ideal for retail, service, or professional use. The second level includes a spacious 2-bedroom residential apartment with private access—perfect for owner occupancy, rental income, or staff housing. An additional two private office spaces, ideal for small businesses or remote work setups, complete the second level. A single-car detached garage with back alley access adds further value for parking or storage.