



GRASSROOTS
REALTY GROUP

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MLS # A2299789

Lethbridge, Alberta



\$4,600,000

Division:	Lethbridge
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	24,400 sq.ft.
Zoning:	C-D

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.14 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	3 washers, 3 dryers, residential appliances		

Mixed use property in downtown Lethbridge. Projected IRR of 14%, with 70% LTV, actual and market rents, and 2% appreciation on rents over a 10-year period. This property features a newly upgraded Building with 27 apartments and 7 commercial spaces plus a large 2 car garage – All brand new mechanical, heating, boilers, make up air units, hot water storage tanks, new fridges in the residential units, and electrical panels etc. New and newer roofs, as well as painted inside and out. New garage doors, all new led light fixtures inside and out, 2 brand new laundry rooms (2nd floor and basement) that include 3 washers and 3 dryers. Building is 24,400 sq. ft. Lot size is 50 x125 or 0.14-acres