



GRASSROOTS
REALTY GROUP

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141 Stewart Avenue S
Rural Lethbridge County, Alberta

MLS # A2328095



\$1,250,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 9,366 sq.ft.
Zoning: RGI

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Golf simulator, fridge, window coverings, AC unit x 2, garage door opener, 2400 water system, fireplace upstairs, TV and mount in kitchen, 80 x 40 tent.

If you're looking for more space for your business have we got the spot for you! Recent addition makes this 9,366 sq/ft commercial space ideal for those businesses who need a combination of offices, shop and yard! Spread out over nearly 1 acre, this property offers highway frontage, a fenced yard with new 20' gate, detached 2 bedroom home and a new septic system! There was a 1,700 sq/ft addition added with huge offices, upgrades to the shop bathroom and mezzanine while still hosting overhead doors, not to mention the bonus features of AC, a golf simulator, and all while being structurally engineered with 2x8 framing.