

# \$1,650,000 - 443 10 Street N, Lethbridge

MLS® #A2199480

**\$1,650,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.65 Acres

Senator Buchanan, Lethbridge, Alberta

Unique redevelopment opportunity for multi-tenant industrial building. The property currently creates some revenue from existing tenants, but all are short-term which would facilitate a phase d redevelopment. Additionally, the Seller has estimated prices for improvements available making this a great opportunity for an owner/user looking to custom-build industrial retail space in the heart of the city. The subject property is prominently located on the corner of 10th Street North and 5th Avenue North and offers convenient access via Highway 3. The site is centrally located, just north of the city center. Neighboring businesses include Gas King, Northside Auto, Sign Superstore, Lethbridge Fitness Club, and Family Centre.

Built in 1955

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2199480    |
| Price      | \$1,650,000 |
| Bathrooms  | 0.00        |
| Acres      | 2.65        |
| Year Built | 1955        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 443 10 Street N  |
| Subdivision | Senator Buchanan |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 2C6          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 195              |
| Zoning         | I-B              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | AVISON YOUNG |
|----------------|--------------|

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