



# For Sale

## Unique historic property ideal for showroom, office, and retail users

- ±8,589 square feet on 0.29 acres located in the heart of downtown Lethbridge in close proximity to all amenities
- Fixtured cafe / restaurant space within former depot waiting area
- Access to Highway 3

## Former Greyhound Facility 413 5 Street, Lethbridge

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## *Property Details*

- Building Area: ±8,589 square feet
- Yard Area: 0.29 acres
- Legal Description: Plan 4353S, Block 45, Lots 29-32
- Zoning: CD - Downtown Commercial
- Power: TBC
- Heating: Natural gas, radiators, and forced air
- Loading: Grade
- Ceiling Height: ±15' clear
- Property Taxes: \$8,895.00 (2018)



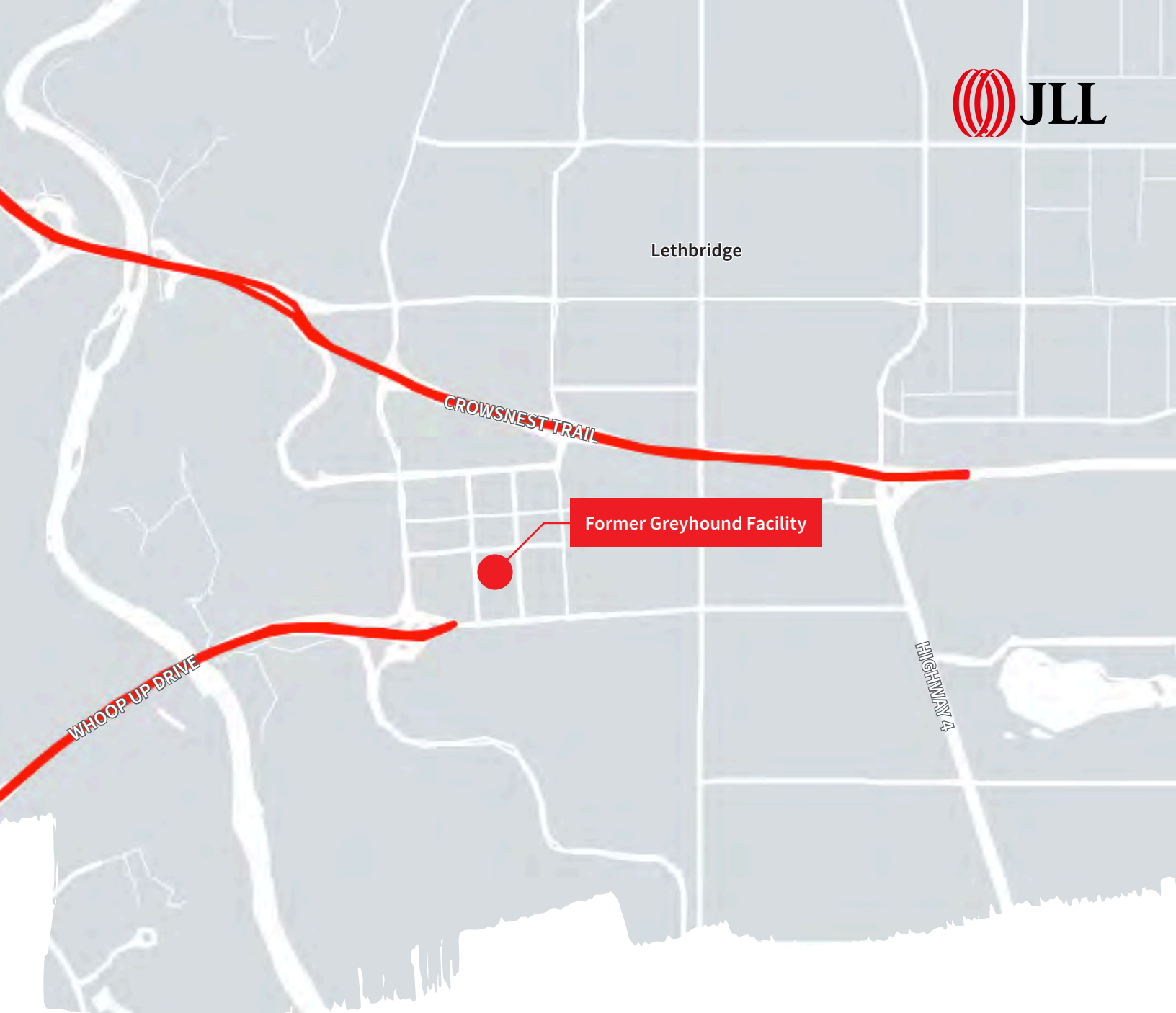


*Sale Details*

Sale Price: \$580,000.00

Available: Immediately





Lethbridge

CROWSNEST TRAIL

Former Greyhound Facility

WHOO UP DRIVE

HIGHWAY 4

## Contact the Edmonton Industrial Sales & Leasing Team

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