



Broker/Owner: Dale Neuman

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Building Size: 21,000 SF m/l
plus basement

Zoning: WCG
Westminster
Commercial

Parking: Parking lot on
site

Legal Description: Units: 1 - 5
Plan: 0414541

Property Info

265 - 13th Street North, Lethbridge, AB

- Former York Hotel site
- Complete renovation in 2004/2006
- Entire roof has been replaced over the last 10 years
- 4 units leased for commercial use
- 36 furnished apartments on 3 floors
- See listing associate re: CMHC mortgage details

Offered for Sale at:

\$2,400,000.00

Income Summary

- Units 1-4 annual income \$121,430.- triple net rents (commercial units)
- Unit 5 annual income \$213,840. - income based on \$495. monthly on 36 apartments as a gross rent with net anticipated at \$149,840. including laundry income
- Anticipated total net rent \$271,270. annually

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