



Associate: Dale Neuman
Contact Info: Office (403) 327-1133
Cell: (403) 308-7897
email: dale@bankerscommercial.com

Associate: Jeremy Koot
Contact Info: Office (403) 327-1133
Cell: (403) 330-3074
email: jeremykoot@bankerscommercial.com



Building Size:	24,000 Sq. Ft. (m/l)
Taxes:	\$14,353.72 (2008)
Zoning:	C - D
Projected Income	\$25,000 (monthly approx.)
Parking:	2 car garage/ on street
Legal Description	Lot: 12-13 Block: 7 Plan: 4353S

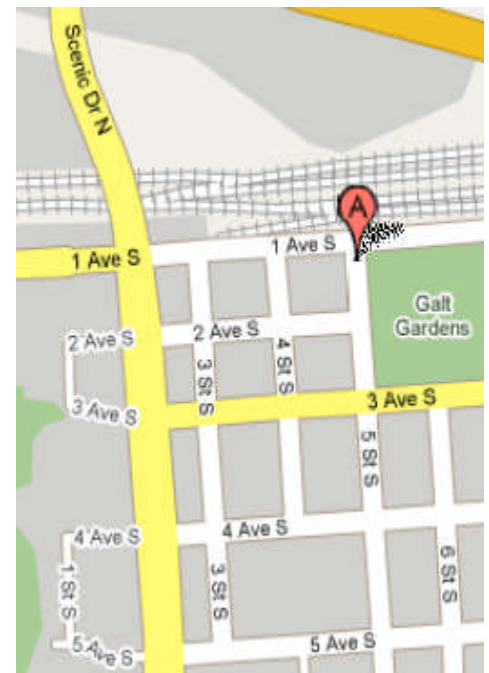
Property Info

122 – 5 Street South, Lethbridge, AB

This property features 26 apartment units. All units are new within the last 7 years. Tenants have access to coin operated laundry facilities on site. The building also features a 2 car garage (rentable), 1,200 square feet (m/l) street level retail space and a 4,000 square foot (m/l) bar with street level access.

Building has very low operating costs and with room for expansion presents itself as a great investment opportunity. It is a secured building featuring an electronic security system and electronically controlled keyed entry.

Offered at \$2,800,000.00



BANKERS COMMERCIAL REAL ESTATE #102, 1122 - 3 Avenue South, Lethbridge, AB T1J 0J6

The information contained herein has been provided by Bankers Commercial Real Estate and has been obtained from sources we deem reliable however should not be relied upon without verification. Bankers Commercial Real Estate assumes no responsibility for its accuracy and reiterates that all information is deemed approximate.