

# \$1,650,000 - 443 10th 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 10th 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	139
Zoning	I-B

### **Listing Details**

Listing Office	AVISON YOUNG
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