

# \$3,500,000 - N/A, Lethbridge

MLS® #A1058356

## \$3,500,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 1 Acres

N/A, Lethbridge, Alberta

Rare opportunity to buy a Gas Station and Car Wash business with leased retail bays. Almost an acre, corner lot has access from two busy roads. 10,000+ sq ft building includes 6 Wand bay Carwash, Retail units and a C- store. Four commercial/retail bays are leased to stable tenants with long term leases in place. Canopy and pumps are just few years old. Double fibre wall tanks. Potential to increase sales.

Built in 1995

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A1058356    |
| Price      | \$3,500,000 |
| Bathrooms  | 0.00        |
| Acres      | 1.00        |
| Year Built | 1995        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

## Community Information

|             |            |
|-------------|------------|
| Address     | N/A        |
| Subdivision | N/A        |
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |

## Amenities

|                |    |
|----------------|----|
| Parking Spaces | 40 |
|----------------|----|



**Interior**

Cooling                      Central Air

**Additional Information**

Date Listed                January 7th, 2021

Days on Market        261

Zoning                      DC

**Listing Details**

Listing Office            Courtesy Of CENTURY 21 BRAVO REALTY

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