



780-832-5880

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1475 St Edward Boulevard N
Lethbridge, Alberta

MLS # A2240134



\$2,950,000

Division: St Edwards

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Stafford Plaza

Bus. Name: -

Size: 13,063 sq.ft.

Zoning: C-N

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.64 Acres

Sewer: -

Lot Feat: Near Public Transit, Near Shopping Center, Paved, Street

Inclusions: none

Prime Investment Opportunity & Fully Leased 13,000 SF Property This 13,000 SF commercial property offers a strong investment opportunity with \$204,293 in NOI and long-term tenants in place. Escalating lease rates will push the NOI over \$220,000 in 2026, ensuring continued growth. A large parking lot presents the potential to develop additional CRUs, further increasing revenue. Don't miss this chance to secure a high-performing asset with built-in upside!