

515 11 Street S  
Lethbridge, Alberta

MLS # A2256904



**\$1,700,000**

**Division:** London Road

**Type:** Commercial/Multi Family

**Style:** -

**Size:** 6,258 sq.ft. **Age:** 1910 (116 yrs old)

**Beds:** - **Baths:** -

**Garage:** -

**Lot Size:** 0.14 Acre

**Lot Feat:** -

**Heating:** -

**Bldg Name:** -

**Floors:** -

**Water:** -

**Roof:** Asphalt Shingle

**Sewer:** -

**Basement:** -

**LLD:** -

**Exterior:** -

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** -

**Inclusions:** (10) fridges, (10) stoves, (1) washer, (1) dryer, (10) Wall Mounted A/C units.

An incredible opportunity to own a fully operational 10-unit multi-family property in the heart of Lethbridge. This purpose-built 10-plex features nine fully furnished one-bedroom suites and one unfurnished long-term suite, all designed for strong income generation and minimal vacancy. Property Features 9 furnished 1-bedroom units with kitchens & 3-pc bathrooms 1 unfurnished long-term 1-bedroom unit Each suite equipped with its own hotel-style heat/AC unit Shared laundry (washer & dryer in common area) High-quality furnishings, bedding, linens & big-screen TVs included Fully stocked kitchens with appliances, dishes & utensils Individual internet routers & programmable WiFi door locks for each unit Outdoor storage shed with shovels, brooms & maintenance tools?? Location Benefits Situated close to downtown Lethbridge amenities, transit, and schools Walkable neighborhood with excellent rental demand Flexible property strategy: continue current STR/LTR mix or convert to all long-term rentals Investor Ready This property comes fully furnished and equipped&mdash;turn the key and start collecting rent. With strong financial performance and professional management potential, this 10-plex is an ideal addition to any investor&rsquo;s portfolio.