

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!