

**AVISON
YOUNG**

Industrial property for sale

242 12B Street North
Lethbridge, AB



Sale Price
\$525,000



Opportunity
3,600 sf
0.14 acres



Possession
Negotiable



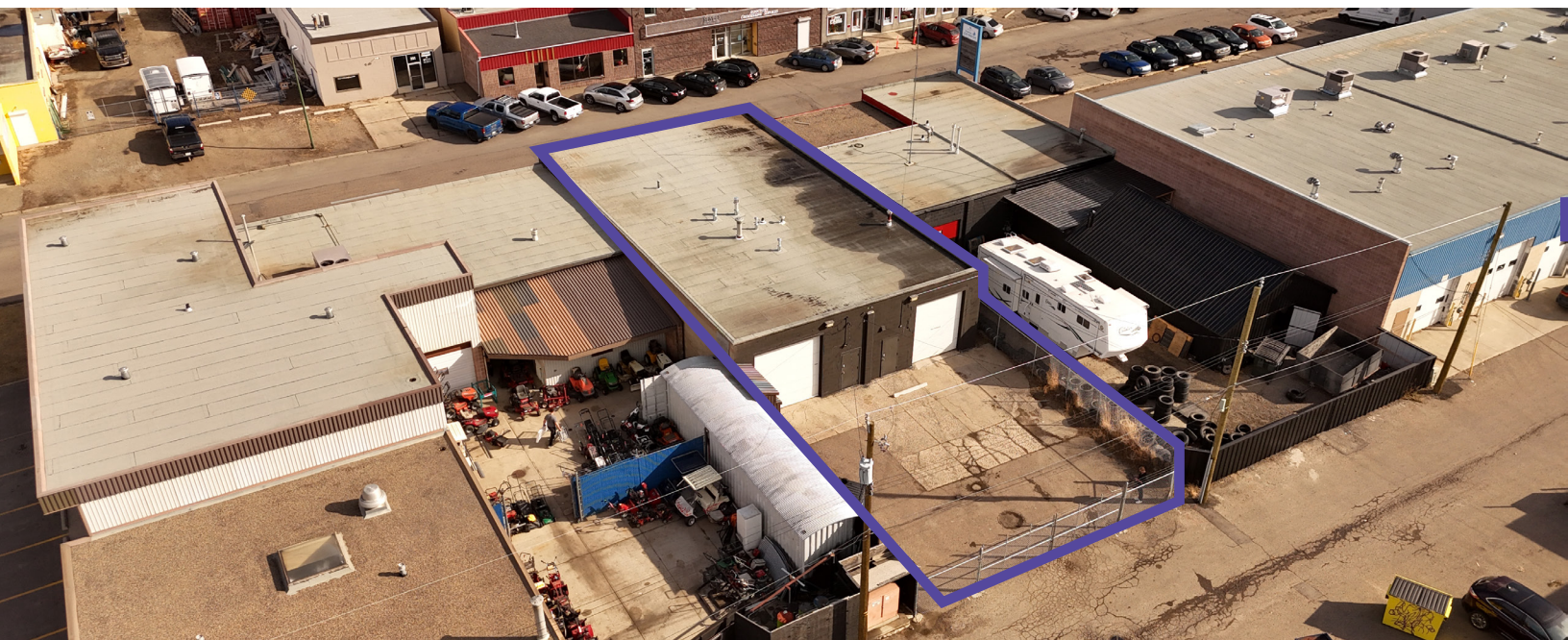
**Versatile stand-alone industrial &
retail property with a fenced yard**

Get more property information

Josh Marti
Principal, Vice President
D 403 942 0144
josh.marti@avisonyoung.com

Vinko Smiljanec
Senior Associate
587 425 5745
vinko.smiljanec@avisonyoung.com

Ryan DiFlorio
Associate
587 800 9978
ryan.diflorio@avisonyoung.com



Property Description

This stand-alone industrial and retail building features two units (240 and 242) that are fully demised and separately metered. The site is fully fenced and gated, with two rear parking stalls, a rear entrance, and security cameras at both the front and back entrances. Five unmetered angle-parking stalls are available at the front for customer use. The property has strong visibility along 12B Street North and provides an opportunity for prominent signage.

Each unit includes a front showroom, office, washroom, and shop space with a 10' x 12' overhead door and unit heaters. Unit 240 also includes a mini make-up-air unit. Both units are currently occupied by the Veterans Association Food Bank and produces stable income.

Property Highlights

- Mix of showroom, office, and shop
- Two, 10' x 12' OHD
- Fully fenced and gated
- Fully demised and separately metered
- Two, 100-amp, single-phase electrical service
- Currently tenanted

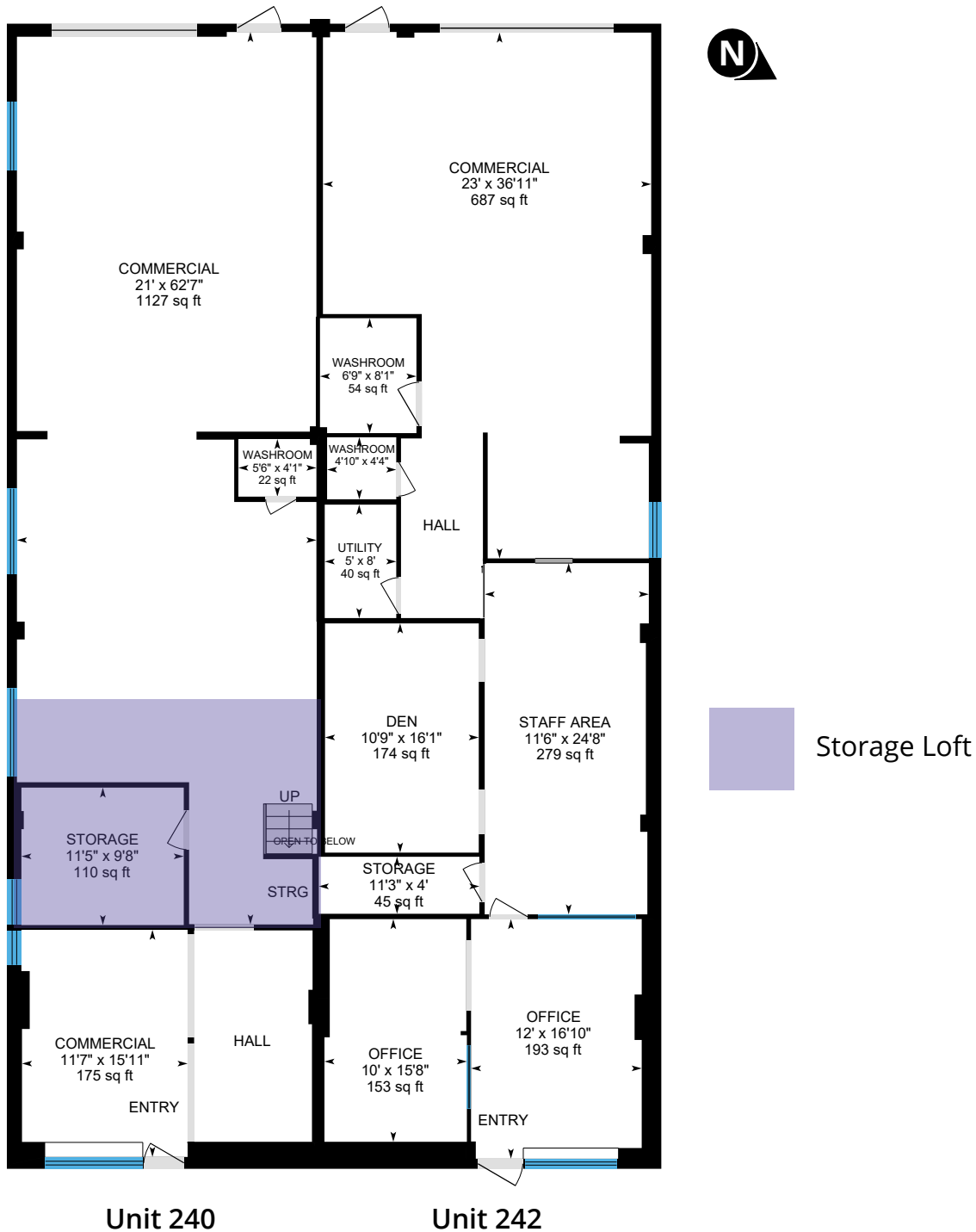
Offering Summary

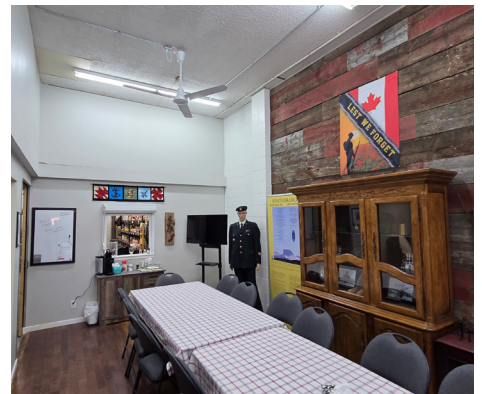
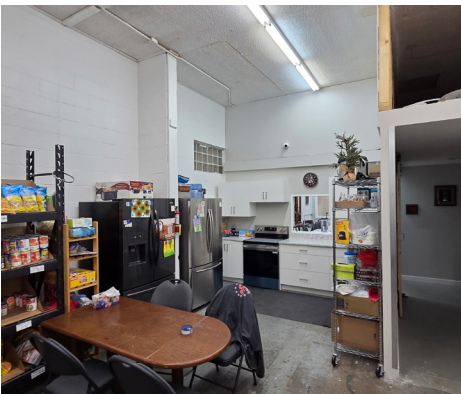
Opportunity	3,600 sf
Site Size	0.14 acres
Legal Address	406R;141; 5,6
Zoning	Business Industrial (I-B)
Sale Price	\$525,000
Property Taxes	N/A
Possession	Negotiable

Location Description

The subject property is located in North Lethbridge, close to downtown and easily accessible from 12B Street North, 2 Avenue North, and Stafford Drive North. Neighbouring tenants include a mixed neighbourhood of office, retail, and industrial businesses. This includes Centre Village Mall with anchors Canadian Tire, Save-On-Food, and London Drugs. There are industrial services such as Niels & Gord's Lawn Mower & Small Engine Repair, and Bridge City Doors. Retail businesses in the area also include Play it Again Sports, Color Me Mine, and Cutter Loose Motorsports.

Floor Plan





Major Roadways

2A Avenue North | 7,100 VPD+

13 Street North | 15,300 VPD+

Stafford Drive North | 10,300 VPD+

Highway 3 | 27,000 VPD+

**Interfaith
Food Bank**

**Corner
Cafe**

**Colour
Me Mine**

**Bridge City
Doors**

**Cutter Loose
Motorsports**

Marks

**London
Drugs**

**Canadian
Tire**

Fit4Less

Get more property information

Josh Marti

Principal, Vice President

D 403 942 0144

josh.marti@avisonyoung.com

Vinko Smiljanec

Senior Associate

587 425 5745

vinko.smiljanec@avisonyoung.com

Ryan DiFlorio

Associate

587 800 9978

ryan.diflorio@avisonyoung.com

Avison Young | 704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**