

\$299,900 - 931 19 Street S, Lethbridge

MLS® #A2080875

\$299,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

Victoria Park, Lethbridge, Alberta

SPECIALIST MEDICAL CLINIC RIGHT ACROSS THE STREET FROM THE HOSPITAL! Building is in an ultra convenient location right across the street from the Chinook Regional Hospital. Office has main floor and basement. Entrance from street has wheelchair lift to main. Main floor features lobby and reception area, 3 offices, 5 clinic rooms, & a 2 pce bath. Basement has 3 more offices, a storage room, utility room, a sitting/staff area, and a 2 pce bath. There is also a side entry for staff. Parking out back. Check out the 3D virtual tour by clicking the multimedia/video tab. If used as a business, it can only be used by specialty medicine according to zoning for the City of Lethbridge Area Redevelopment Plan, or could be re-zoned back to residential, due to DC Zoning. If re-zoned back to residential, you would need a building permit to do so. Taxes would be adjusted down accordingly for a residence once you have applied for and the City has passed your residential building permit.

Built in 1950

Essential Information

MLS® #	A2080875
Price	\$299,900
Sold Price	\$275,000
Bathrooms	0.00



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1332 sq. ft. FLOOR 2: 1265 sq. ft.
TOTAL: 2597 sq. ft.
GROSS AND NET AREAS ARE APPROXIMATE. CONTACT REALTOR.

1 of 1

931 19th Street S, Lethbridge, AB

Matterport



Acres	0.15
Year Built	1950
Type	Commercial
Sub-Type	Office
Status	Sold

Community Information

Address	931 19 Street S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 3H5

Amenities

Parking Spaces	16
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Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Back Lane, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2023
Date Sold	December 6th, 2023
Days on Market	83
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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