

Property summary

ADDRESS

122 5th street South
Lethbridge, AB

DESCRIPTION

27 residential units;
7 retail units;
And garage.

ZONING

Downtown Commercial (C-D)

OPPORTUNITY

Mixed Use Property
0.14 Acres

SALE PRICE

\$4,600,000.00

CAP RATE

7.42%

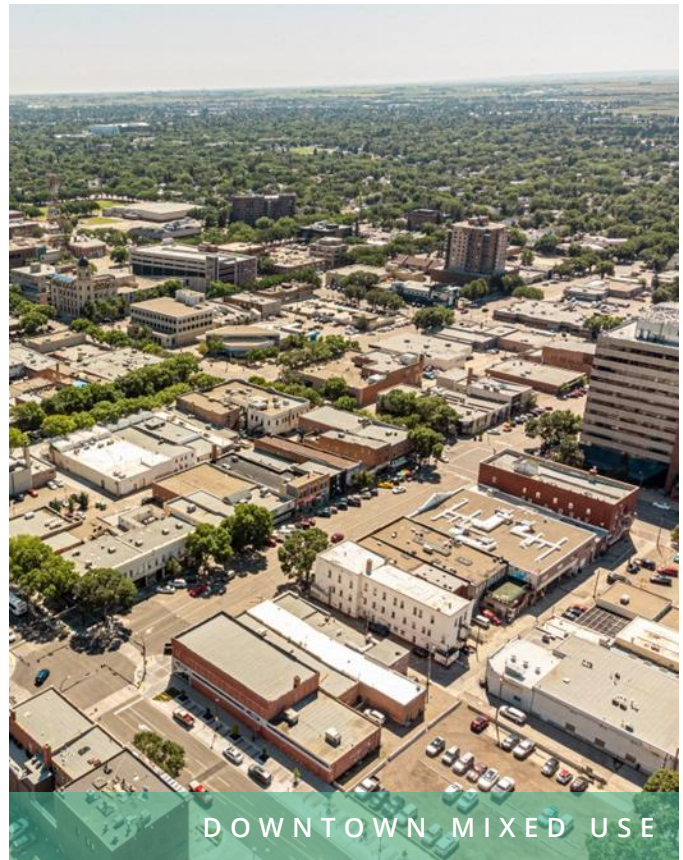
NOI

\$372,000 (2026, projected)

FINANCIAL

Projected IRR greater than 14%,
with 70% financing

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Mixed use property in downtown Lethbridge. Projected IRR of 14%, with 70% LTV, actual and market rents, and 2% appreciation on rents over a 10-year period.

Reach out to Doug for more information.

Signing of a confidentiality agreement (CA) will be required.



Confidentiality Agreement

Get more
property
information

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