

# \$1,700,000 - 515 11 Street S, Lethbridge

---

MLS® #A2256904

**\$1,700,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

London Road, Lethbridge, Alberta

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—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’s portfolio.

Built in 1910

**Essential Information**

MLS® #	A2256904
Price	\$1,700,000
Bathrooms	0.00
Acres	0.14
Year Built	1910
Type	Commercial
Sub-Type	Multi Family
Status	Active

**Community Information**

Address	515 11 Street S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2P1

**Amenities**

Parking Spaces	8
----------------	---

**Exterior**

Roof                      Asphalt Shingle

**Additional Information**

Date Listed              September 12th, 2025  
Days on Market        1  
Zoning                    DC

**Listing Details**

Listing Office            SUTTON GROUP - LETHBRID



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.