

COURT ORDERED SALE





FULLY DEVELOPED OFFICE UNIT

NAI Commercial



#200, 410 STAFFORD DRIVE SOUTH | LETHBRIDGE, AB | \$240,000 (\$142 PSF)

PROPERTY HIGHLIGHTS

-  **Fully Developed Unit:** Includes several offices, open work area and reception
-  **Central Location:** Conveniently situated in the heart of downtown, the property offers immediate access to a wide range of nearby amenities, including restaurants, shops, professional services, and public transit
-  **Functionality:** Property can uniquely accommodate a wide variety of professional users
-  **Elevator Serviced Building** and professionally managed property

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The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

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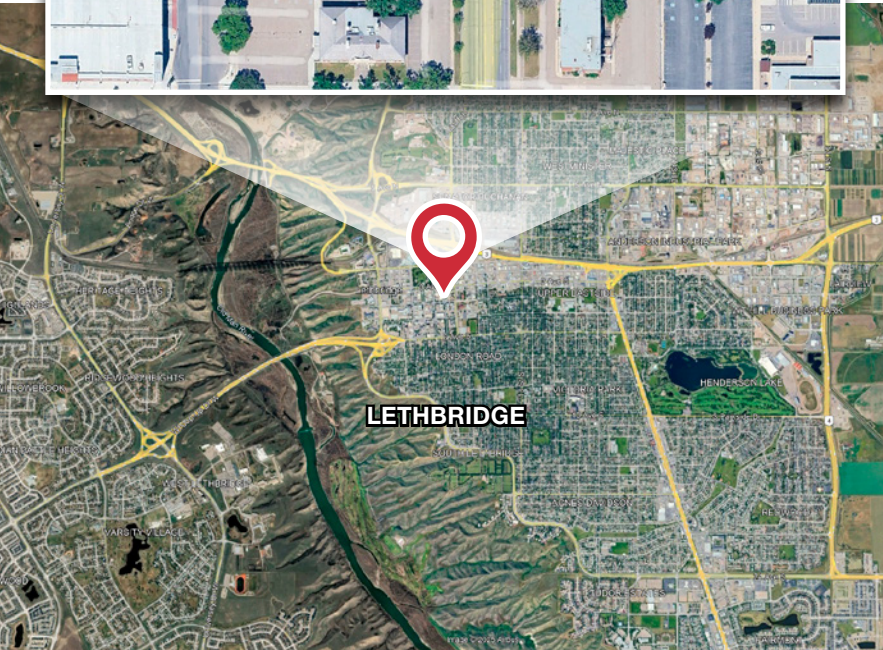
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ADDITIONAL INFORMATION

PURCHASE PRICE	\$240,000 (\$142 PSF)
LEGAL DESCRIPTION	Condo Plan 1712263, Unit 8
SIZE	Registered Unit Size/Useable Area: 1,694 sq.ft.± (UA)
ZONING	CD - Downtown Commercial District
PARKING	Surface stalls 1 & 2
CONDO FEES	\$1,641.95 per month (2024)
PROPERTY TAXES	\$10,842 (2024)



30,204
POPULATION



223,636
EMPLOYEES



2,156
BUSINESSES



\$820M
TOTAL CONSUMER
SPENDING



\$75,063
AVERAGE HOUSEHOLD
INCOME



4,400 VPD
5 AVENUE S AND 8
ST S W

2025 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS



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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.