FOR SALE | INVESTMENT PROPERTY

540 - 36 STREET NORTH

LETHBRIDGE, ALBERTA

RIMROCK
SALES & LEASING



BUILDING AREA	2025 TOTAL INCOME	2025 NET INCOME	2026 YTD NET INCOME
22,375 SF	$242,351	$126,158	$87,110

INVESTMENT HIGHLIGHTS

- Established multi-tenant flex commercial property in north Lethbridge.
- Diversified tenant roster across trade, service and commercial occupancies.
- 2025 total income exceeded reported budget by 26.9%.
- 2026 year-to-date total income is 12.4% above budget through July.
- Commercial rent and operating-cost recoveries provide multiple income streams.

PROPERTY OVERVIEW

ASSET TYPE
Multi-unit flex building

BUILDING AREA
22,375 square feet

ADDRESS
540 - 36 Street North, Lethbridge, AB

INCOME PROFILE
Commercial rent + operating recoveries

OFFERING PRICE
Contact listing representative

FINANCIAL PERFORMANCE

2025 historical results and seven-month 2026 year-to-date performance

REPORTED RESULTS	2025 ACTUAL	2026 YTD	2026 ANNUALIZED*
Commercial Rent	$176,489	$97,862	$167,764
Recovery Income	$63,851	$55,244	$94,704
Other Income	$2,012	$1,725	$2,957
Total Income	**$242,351**	**$154,831**	**$265,425**
Total Expenses	$116,193	$67,721	$116,093
Reported Net Income	**$126,158**	**$87,110**	**$149,332**

2026 ANNUALIZED INCOME	2026 ANNUALIZED NET INCOME	YTD NET INCOME MARGIN
$265,425	**$149,332**	**56.3%**
+9.5% vs. 2025	+18.4% vs. 2025	2025: 52.1%

OPERATING COMMENTARY

- 2025 total income of $242,351 was 26.9% above the reported annual budget.
- 2025 reported net income was $126,158, approximately 13.3% above budget.
- Through July 2026, total income reached $154,831 and reported net income reached $87,110.
- The simple annualized 2026 run rate indicates total income of approximately $265,425 and reported net income of approximately $149,332.
- Annualized figures are illustrative only and may differ from full-year results due to timing, seasonality and recoveries.

REPRESENTATIVE TENANTS

- Platinum Lighting
- Down to Earth Labs Inc.
- Livestock Identification Services Ltd.
- Otis Elevator Company
- Reliance Comfort Limited Partnership
- Southern Shield Customs
- Other local commercial occupancies

CONFIDENTIALITY & DISCLAIMER

This package is for preliminary marketing purposes only. Financial information is drawn from owner monthly reports supplied for December 2025 and July 2026 and has not been independently audited. Prospective purchasers must complete their own due diligence and independently verify tenancy, leases, recoveries, expenses, building area, zoning, title, environmental matters, financing and all other property information.

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**Annualized results equal 2026 YTD actual divided by seven months and multiplied by twelve.*