

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

916 3 AVENUE S FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lethbridge, Alberta



Listing ID:
29120

MLS ID:
A2191063

\$10



 **STEPHEN SELINGER**
 (403) 330-3172

 CLEARVIEW PROPERTY MANAGEMENT LTD.
 403-330-3172

 916 3 Avenue S, Lethbridge , Alberta T1J 0H9

Transaction Type

For Lease

Days On Market

92

Lease Amount

10.00

Lease Frequency

Annually

Subdivision

Downtown

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Retail

Building Area (Sq. Ft.)

1200.00

Building Area (Sq. M.)

111.48

Inclusions

none

Restrictions

Landlord Approval

Reports

None

Discover the perfect space for your small service-based business at 918 3rd Ave South. Previously an insurance agency, this versatile unit is already set up to accommodate a variety of professional services. Located on one of Lethbridge's busiest streets, this property ensures high visibility and accessibility for your clients. The unit features convenient customer parking right out front and dedicated staff parking at the rear. Key Features: Location: High-traffic area on 3rd Ave South Setup: Ideal for small service-based businesses Parking: Customer parking in front, staff parking at the rear Lease Rate: \$10 per square foot per year, triple net lease Don't miss this opportunity to position your business in a prime location with excellent exposure. FIRST THREE MONTHS RENT DISCOUNTED BY 50%

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.