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## 1254 3 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Lethbridge, Alberta

**Listing ID:**  
29321

**MLS ID:**  
A2193744

**\$1,100,000**



 **DOUG MERESKA**  
 (403) 394-8239

 **AVISON YOUNG**  
 403-330-3338

 1254 3 Avenue S, Lethbridge , Alberta T1J 0J9

**Transaction Type**

For Sale

**Days On Market**

140

**Zoning**

C-G

**Subdivision**

NONE

**Year Built**

1963

**Structure Type**

Office

**Property Type**

Commercial

**Property Sub Type**

Office

**Legal Plan**

4353S

**Building Area (Sq. Ft.)**

10452.00

**Building Area (Sq. M.)**

971.01

**Lot Size (Sq. Ft.)**

10018

**Lot Size (Acres)**

0.23

**Inclusions**

N/A

**Restrictions**

Call Lister

**Reports**

Environmental Phase 1

This 10,452 SF property has desirable frontage on 3rd Avenue South. It offers a flexible floor plan including a mix of offices, larger open-concept rooms, a kitchen, storage, and washrooms. The space can accommodate an office, retail, or service-based user.

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