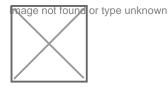


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1801 3 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLethbridge, Alberta

Listing ID: 30736

MLS ID: A2224601

\$1,850,000



△ DOUG MERESKA

403) 394-8239

AVISON YOUNG

403-330-3338

1801 3 Avenue S, Lethbridge , Alberta T1J 0L3

Transaction Type

For Sale

Title

Fee Simple

Days On Market

209

Zoning

C-G

Subdivision

Upper Eastside

Nearest Town

Lethbridge

Building Type

Free-Standing

Structure Type

Property Type Commercial

Property Sub Type

Retail

1107.40

Legal Plan

Retail

4353s

Building Area (Sq. Ft.) 11920.00

Building Area (Sq. M.)

Lot Size (Sq. Ft.)

21780

Lot Size (Acres) 0.50

Construction Type

Concrete, Mixed

Roof Metal Lot Features

Level, Paved

Commercial Amenities

Parking-Extra, Storefront

Access to Property

Accessible to Major Traffic Route, Direct

Access

Inclusions

None

Restrictions
None Known

Reports

Aerial Photos, Site Plans, Title

Fully leased investment property for sale in an ideal central location: - Desirable central location with high traffic counts - 3rd Avenue frontage (19,700 VPD+) - Private parking lot with overflow street parking - Stand-alone building - Fully leased to a quality tenant Located along 3rd Avenue South (19,700 VPD+) the property receives excellent exposure. The site offers an easily accessible location, in close proximity to Highway 3 and Mayor Magrath Drive. Quality neighbouring businesses include Auto Value Lethbridge, Lethbridge Denture Clinic, Via Cibo, Moxies, Coulee Climbing, Freddie's Paint & Detail Boutique, and Gas King, and True North Axe Throwing.

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