

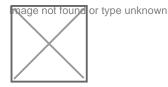
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MLS ID:

A2224601

1801 3 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLethbridge, Alberta

Listing ID: 30736

\$1,850,000



△ DOUG MERESKA

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AVISON YOUNG

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1801 3 Avenue S, Lethbridge , Alberta T1J 0L3

Transaction Type

For Sale

Title

Fee Simple

Days On Market

147

Zoning

C-G

Subdivision

Upper Eastside

Nearest Town

Lethbridge

Building Type

Free-Standing

Structure Type

Property Type Commercial

Property Sub Type

Retail

Legal Plan

Building Area (Sq. Ft.)

11920.00

Building Area (Sq. M.)

1107.40

Lot Size (Sq. Ft.)

21780

4353s

Retail

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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