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## 1801 3 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Lethbridge, 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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 331
<b>Zoning</b> C-G	<b>Subdivision</b> Upper Eastside	<b>Nearest Town</b> Lethbridge
<b>Building Type</b> Free-Standing	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 4353s	<b>Building Area (Sq. Ft.)</b> 11920.00
<b>Building Area (Sq. M.)</b> 1107.40	<b>Lot Size (Sq. Ft.)</b> 21780	<b>Lot Size (Acres)</b> 0.50
<b>Construction Type</b> Concrete,Mixed	<b>Roof</b> Metal	<b>Lot Features</b> Level,Paved
<b>Commercial Amenities</b> Parking-Extra,Storefront	<b>Access to Property</b> Accessible to Major Traffic Route,Direct Access	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> 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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