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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**
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 **AVISON YOUNG**
 403-330-3338

 1801 3 Avenue S, Lethbridge , Alberta T1J 0L3

Transaction Type For Sale	Title Fee Simple	Days On Market 4
Zoning C-G	Subdivision Upper Eastside	Nearest Town Lethbridge
Building Type Free-Standing	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 4353s	Building Area (Sq. Ft.) 11920.00
Building Area (Sq. M.) 1107.40	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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