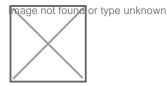


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **1801 3 AVENUE S FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**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

**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** 

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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