

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 209
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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.