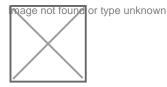


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105, 507 6 AVENUE S FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLethbridge, Alberta

Listing ID: 30944

MLS ID: A2230515

\$18



△ SCOTT CRABB

2 (403) 622-6111

403-915-5288

105, 507 6 Avenue S, Lethbridge , Alberta T1J 4N6

Transaction Type

For Lease

Lease Amount

18.00

Year Built

1994

Property Sub Type

Mixed Use

Building Area (Sq. M.)

139.35

Reports

Title

Title

Fee Simple

Lease Frequency

Monthly

Structure Type

Mixed Use

Legal Plan

4353S

Inclusions

N/A

Days On Market

62

Subdivision

Downtown

Property Type

Commercial

Building Area (Sq. Ft.)

1500.00

Restrictions

Landlord Approval

For Lease - Versatile Turnkey Commercial Space in High-Exposure Downtown Location Unit #105 – 507 6 Avenue South offers an outstanding opportunity in one of Lethbridge's most visible and high-traffic downtown locations. Situated in a professionally managed building with a strong mix of long-standing tenants—including doctors' offices and medical clinics—this space supports a wide range of commercial uses. The unit is turnkey and requires little to no renovation, making it ideal for medical, retail, professional, or administrative operations. The adaptable layout allows for seamless customization to suit various business needs. Two exclusive on-site parking stalls are included in the base rent—a valuable convenience in the downtown core. With excellent exposure, strong surrounding tenants, and immediate move-in potential, this is a highly flexible space in a prime central location.

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