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## 1621 3 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Lethbridge, Alberta



**Listing ID:**  
31366

**MLS ID:**  
A2240372

**\$4,100,000**



 **JEREMY KOOT**  
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 Bankers Commercial Real Estate  
 403-327-1133

 1621 3 Avenue S, Lethbridge , Alberta T1H 0J7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> C-G
<b>Subdivision</b> Upper Eastside	<b>Year Built</b> 1980	<b>Structure Type</b> Other
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 4353S
<b>Building Area (Sq. Ft.)</b> 14720.00	<b>Building Area (Sq. M.)</b> 1367.52	<b>Lot Size (Sq. Ft.)</b> 21892
<b>Lot Size (Acres)</b> 0.50	<b>Lot Features</b> Back Lane,Corner Lot,Near Public Transit,Paved,Street Lighting	<b>Access to Property</b> Back Alley Access,Direct Access,On Major Traffic Route,Visual Exposure
<b>Inclusions</b> N/A	<b>Restrictions</b> Phone Listing Broker	<b>Reports</b> Appraisal,Formal Lease,Title

FOR SALE – Fully Leased Investment Property | 1621 3 Avenue South, Lethbridge. An exceptional opportunity to own a stabilized investment property in the heart of Lethbridge. This 14,720 square foot building is fully leased to Moxie's Grill & Bar, a well-established national restaurant brand with a long-term lease in place. Situated on a prominent corner lot, the property features a recently renovated building, a paved parking lot with 19 dedicated stalls, and strong street visibility on a major corridor. This high-traffic location is easily accessible and surrounded by complementary retail, service, and hospitality businesses. Highlights: Tenant: Moxie's Grill & Bar (long-term lease). Building Size: 14,720 SF Land Area: Approx. 0.50 acres. Parking: 19 paved on-site stalls. Recent Renovations: Modernized finishes and updated systems. Zoning: C-G (General Commercial). Ideal for investors seeking a passive, income-generating asset with a national tenant and minimal management requirements. Don't miss this rare opportunity in a prime Lethbridge location.

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