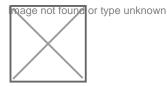


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **604 3 AVENUE S FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Lethbridge, Alberta

Listing ID: 31753

MLS ID: A2248134

\$1,380



A MITCH HARTY

**403)** 327-8001

■ Lethbridge Real Estate.com

**403-327-8001** 

604 3 Avenue S, Lethbridge , Alberta T1J 0H4

**Transaction Type** 

For Lease

Lease Frequency

Annually

**Building Type** 

**Property Type** Commercial

Building Area (Sq. Ft.)

602.00

Lot Size (Acres)

0.11

Reports Floor Plans

Mixed Use

Year Built 1958

**Days On Market** 

43

**Zoning** 

C-D

**Property Sub Type** 

**Business** 

Building Area (Sq. M.)

55.93

Inclusions N/A

**Lease Amount** 

27.50

Subdivision

Downtown

Structure Type

Retail

Legal Plan

4353S

Lot Size (Sq. Ft.)

4697

Restrictions

None Known

Highly visible space across from Galt Gardens in the heart of downtown. The 602 SF unit features a flexible, open-concept space with storage in the rear. Surrounded by coffee shops, restaurants, and substantial foot traffic, especially in the summer.

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