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411 3 AVENUE S FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lethbridge, Alberta

Listing ID:
32361

MLS ID:
A2261136

\$3,370



 **MITCH HARTY**
 (403) 327-8001

 Lethbridge Real Estate.com
 403-327-8001

 411 3 Avenue S, Lethbridge , Alberta T1J 0H2

Transaction Type For Lease	Days On Market 207	Lease Amount 24.00
Lease Frequency Annually	Zoning C-D	Subdivision Downtown
Year Built 1906	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 4353S	Building Area (Sq. Ft.) 1685.00
Building Area (Sq. M.) 156.54	Lot Size (Sq. Ft.) 2531	Lot Size (Acres) 0.06
Inclusions N/A	Restrictions None Known	Reports Floor Plans

This 1,685 sq. ft. mainfloor space is located in the heart of downtown Lethbridge, offering excellent visibility and exposure along 3rd Avenue South. Recently upgraded with significant building renovations, the unit provides an ideal layout and size for a boutique or fine dining restaurant and is already equipped with a rooftop fan and makeup air system capable of supporting a commercial kitchen. Surrounded by established businesses, offices, and downtown attractions, the property offers high visibility year-round, with especially strong foot traffic throughout the summer months. This is an excellent opportunity to create a standout dining destination in one of Lethbridge's most vibrant downtown locations.

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