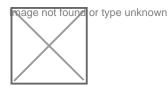


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **411 3 AVENUE S FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Lethbridge, Alberta

Listing ID: 32361

MLS ID: A2261136

\$3,370



A MITCH HARTY

**(403)** 327-8001

■ Lethbridge Real Estate.com

**403-327-8001** 

411 3 Avenue S, Lethbridge , Alberta T1J 0H2

Transaction Type Days On Market Lease Amount

For Lease 1 24.00

Lease FrequencyZoningSubdivisionAnnuallyC-DDowntown

Year BuiltStructure TypeProperty Type1906Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 4353S 1685.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

156.54 2531 0.06

InclusionsRestrictionsReportsN/ANone KnownFloor 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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