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411 3 AVENUE S FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lethbridge, Alberta



Listing ID:
32375


MLS ID:
A2261838

\$2,027



 **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 62	Lease Amount 16.00
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.) 1520.00
Building Area (Sq. M.) 141.21	Lot Size (Sq. Ft.) 2531	Lot Size (Acres) 0.06
Inclusions N/A	Restrictions None Known	Reports Building Plans

This 1,520 sq. ft. basement space in the heart of downtown Lethbridge offers a rare opportunity to develop a boutique hospitality concept such as a late-night bar, or other destination venue. Recently upgraded with significant building renovations, the space still showcases its historic character with the original 1906 boiler as a feature piece and exposed rock foundation walls that add authentic charm. Benefiting from strong pedestrian and vehicle traffic year-round, and especially high foot traffic during the summer. This property is an excellent opportunity to create a one-of-a-kind experience in one of Lethbridge's downtown.

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