

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

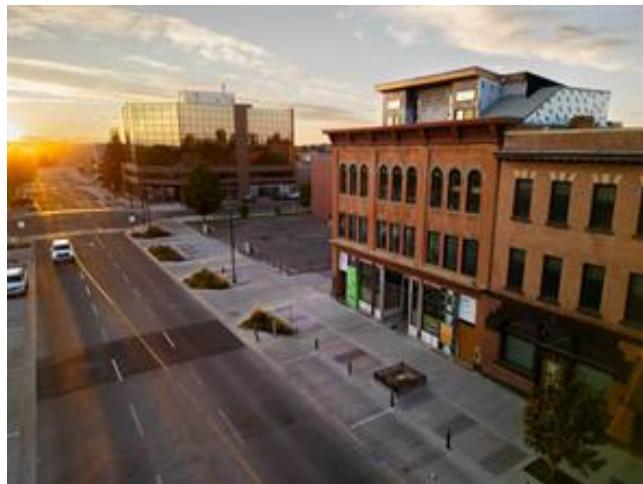


Location
Lethbridge, Alberta

Listing ID:
32375

MLS ID:
A2261838

\$2,027



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

 [Lethbridge Real Estate.com](http://LethbridgeRealEstate.com)
 403-327-8001

 411 3 Avenue S, Lethbridge , Alberta T1J 0H2

Transaction Type	Days On Market	Lease Amount
For Lease	126	16.00
Lease Frequency	Zoning	Subdivision
Annually	C-D	Downtown
Year Built	Structure Type	Property Type
1906	Mixed Use	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	4353S	1520.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
141.21	2531	0.06
Inclusions	Restrictions	Reports
N/A	None Known	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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.