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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**  
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 411 3 Avenue S, Lethbridge , Alberta T1J 0H2

|   |                                    |   |
|---|------------------------------------|---|
| <b>Transaction Type</b><br>For Lease    | <b>Days On Market</b><br>1         | <b>Lease Amount</b><br>16.00              |
| <b>Lease Frequency</b><br>Annually      | <b>Zoning</b><br>C-D               | <b>Subdivision</b><br>Downtown            |
| <b>Year Built</b><br>1906               | <b>Structure Type</b><br>Mixed Use | <b>Property Type</b><br>Commercial        |
| <b>Property Sub Type</b><br>Mixed Use   | <b>Legal Plan</b><br>4353S         | <b>Building Area (Sq. Ft.)</b><br>1520.00 |
| <b>Building Area (Sq. M.)</b><br>141.21 | <b>Lot Size (Sq. Ft.)</b><br>2531  | <b>Lot Size (Acres)</b><br>0.06           |
| <b>Inclusions</b><br>N/A                | <b>Restrictions</b><br>None Known  | <b>Reports</b><br>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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