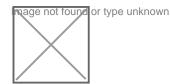


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411 3 AVENUE S FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLethbridge, Alberta

Listing ID: 32375

MLS ID: A2261838

\$2,027



- A MITCH HARTY
- **2** (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 16.00

Lease FrequencyZoningSubdivisionAnnuallyC-DDowntown

Year BuiltStructure TypeProperty Type1906Mixed UseCommercial

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

InclusionsRestrictionsReportsN/ANone KnownBuilding 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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