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## 1621 3 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Lethbridge, Alberta



**Listing ID:**  
32470

**MLS ID:**  
A2263628

**\$4,100,000**



 **RICK BRADEN**  
 (403) 327-2221

 RE/MAX REAL ESTATE - LETHBRIDGE  
 403-327-2221

 1621 3 Avenue S, Lethbridge , Alberta T1H 0J7

**Transaction Type**

For Sale

**Days On Market**

3

**Zoning**

Commercial General C-G

**Subdivision**

Upper Eastside

**Building Type**

Street Level Storefront

**Year Built**

1980

**Structure Type**

Other

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

4353S

**Building Area (Sq. Ft.)**

14720.00

**Building Area (Sq. M.)**

1367.52

**Lot Size (Sq. Ft.)**

21780

**Lot Size (Acres)**

0.50

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Formal Lease, Title

Excellent investment property currently occupied by well established, long term tenant. a Corner lot located on a very busy thoroughfare in the heart of the city. Extensively renovated building, excellent long term tenant with lots of parking. Ideal investment property providing passive income.

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