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#2, 616 3 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lethbridge, Alberta



Listing ID:
33981

MLS ID:
A2283888

\$445,000



 **JILLIAN CHAFFEE-DYKSLAG**
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 Bankers Commercial Real Estate
 403-327-1133

 #2, 616 3 Avenue S, Lethbridge , Alberta T1J0H5

Transaction Type For Sale	Title Fee Simple	Days On Market 66
Zoning C-D	Subdivision Downtown	Building Type Condo Complex,Mixed Use
Year Built 1909	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1711609	Building Area (Sq. Ft.) 2722.00
Building Area (Sq. M.) 252.88	Inclusions None	Restrictions Restrictive Covenant
Reports Condo/Strata Bylaws,Environmental Phase 1		

Opportunity to own a piece of history. Built in 1909, restored in 1990 and renovated again in 2003. Established as a condominium in 2022. This location offers high traffic exposure, prestigious neighbors and access to municipal parking. Zoning permits for a variety of retail and office users. Not ready to buy, opportunity to lease as well. Please note restrictions on buyers and tenants. PHOTOS FROM 2023, NOT AN EXACT DEPICTION OF THE INTERIOR, FLOORING AND CEILING HAVE BEEN CHANGED CURRENTLY BEING USED AS A STORAGE SPACE.

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