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