

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## #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**  
 (403) 894-3254

 Bankers Commercial Real Estate  
 403-327-1133

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

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

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.