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1303 3 AVENUE S FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Lethbridge, Alberta



Listing ID:
34834

MLS ID:
A2300757

\$24



 **SCOTT RUSSELL**
 (403) 874-2381

 MaxWell Canyon Creek
 403-278-8899

 1303 3 Avenue S, Lethbridge , Alberta T1J 0K4

Position your business on a high-exposure corner location at the intersection of 3rd Avenue and 13th Street South, a well-established commercial corridor in Lethbridge's Upper Eastside district. This site offers exceptional visibility, steady traffic activity, and convenient access for both vehicles and pedestrians, making it an attractive opportunity for a wide range of commercial users. This standalone building includes a functional drive-through, ideal for food service operators or customer-centric businesses seeking turnkey convenience and enhanced service flow. Surrounded by a strong mix of retail, office, restaurant, and service-based businesses, the area is known for its desirable commercial frontage and adaptability for diverse uses. The neighbourhood supports walkability and accessibility, with day-to-day amenities close by and transit options available for added convenience.

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