

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.

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

Transaction Type For Lease	Days On Market 63	Lease Amount 24.00
Lease Frequency Annually	Subdivision Upper Eastside	Nearest Town Lethbridge
Building Type Mixed Use	Year Built 2010	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Building Area (Sq. Ft.) 2133.00
Building Area (Sq. M.) 198.16	Inclusions N/A	Restrictions Call Lister
Reports Call Lister		

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.

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.