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1005 3 AVENUE S FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Lethbridge, Alberta



Listing ID:
35116

MLS ID:
A2307787

\$1,600



 **JEREMY KOOT**
 (403) 330-3074

 Bankers Commercial Real Estate
 403-327-1133

 1005 3 Avenue S, Lethbridge , Alberta T1J 0J3

Transaction Type

For Lease

Zoning

C-G

Subdivision

Upper Eastside

Building Type

Retail, Strip Mall

Year Built

1969

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

4353S

Building Area (Sq. Ft.)

1080.00

Building Area (Sq. M.)

100.33

Lot Size (Sq. Ft.)

9367

Lot Size (Acres)

0.22

Inclusions

none

Restrictions

None Known

Reports

None

Well-maintained commercial space formerly operating as a full-service salon and aesthetics studio. Located on high-traffic 3rd Avenue with excellent street visibility and strong daily exposure. Move-in ready for a variety of personal care or wellness uses. Space includes 6 treatment rooms, 3 hair stations, 2 nail stations, 2 sinks, staff room with laundry hookups, and 1 washroom. Heating and A/C throughout. Ideal for salon, spa, aesthetics, tanning, laser, or similar personal service use. Excellent opportunity to assume a fully built-out space without costly leasehold improvements. Existing salon equipment available for purchase separately — inquire for details.

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