



**GRASSROOTS**  
REALTY GROUP

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1801 3 Avenue S  
Lethbridge, Alberta

MLS # A2224601



**\$1,850,000**

Division: Upper Eastside

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,920 sq.ft.

Zoning: C-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Concrete, Mixed

Parking: -

Water: -

Lot Size: 0.50 Acre

Sewer: -

Lot Feat: Level, Paved

Inclusions: None

Fully leased investment property for sale in an ideal central location: - Desirable central location with high traffic counts - 3rd Avenue frontage (19,700 VPD+) - Private parking lot with overflow street parking - Stand-alone building - Fully leased to a quality tenant Located along 3rd Avenue South (19,700 VPD+) the property receives excellent exposure. The site offers an easily accessible location, in close proximity to Highway 3 and Mayor Magrath Drive. Quality neighbouring businesses include Auto Value Lethbridge, Lethbridge Denture Clinic, Via Cibo, Moxies, Coulee Climbing, Freddie's Paint & Detail Boutique, and Gas King, and True North Axe Throwing.