



GRASSROOTS
REALTY GROUP

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806 2 Avenue S
Lethbridge, Alberta

MLS # A2334389



\$1,690,000

Division: Downtown

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,359 sq.ft.

Zoning: C-D

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Everything that is seen can be negotiated

LISTED BELOW APPRAISED VALUE! A rare commercial opportunity in the heart of downtown Lethbridge. Previously operated as a Barber/Beauty School, this beautifully maintained property has received over \$200,000 in upgrades over the last three years. Designed to meet stringent commercial building codes, the property features a brand-new makeup air system—a massive asset for high-demand operations. Featuring a versatile layout and incredible interior appeal, this space is ideal for an educational facility, medical clinic, professional office suite (law firm, accounting, agency), or place of assembly/worship. Unbeatable location: situated directly across from Casa—Southern Alberta's premier arts and culture hub—and just around the corner from Park Place Mall. Enjoy exceptional foot traffic, high visibility, and prime downtown connectivity.