

\$1,100,000 - 1254 3 Avenue S, Lethbridge

MLS® #A2193744

\$1,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.23 Acres

NONE, Lethbridge, Alberta

This 10,452 SF property has desirable frontage on 3rd Avenue South. It offers a flexible floor plan including a mix of offices, larger open-concept rooms, a kitchen, storage, and washrooms. The space can accommodate an office, retail, or service-based user.

Built in 1963

Essential Information

| | |
|------------|-------------|
| MLS® # | A2193744 |
| Price | \$1,100,000 |
| Bathrooms | 0.00 |
| Acres | 0.23 |
| Year Built | 1963 |
| Type | Commercial |
| Sub-Type | Office |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 1254 3 Avenue S |
| Subdivision | NONE |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1J 0J9 |

Amenities

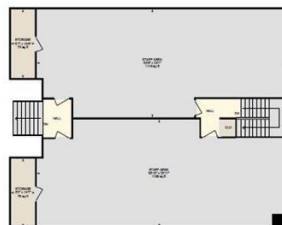
| | |
|----------------|----|
| Parking Spaces | 10 |
|----------------|----|

Additional Information



MAIN FLOOR

Leads to split-level



SPLIT-LEVEL AREA



| | |
|----------------|---------------------|
| Date Listed | February 10th, 2025 |
| Days on Market | 81 |
| Zoning | C-G |

Listing Details

| | |
|----------------|--------------|
| Listing Office | AVISON YOUNG |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.