



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**604 3 Avenue S
Lethbridge, Alberta**

MLS # A2248134



\$1,380

Division: Downtown

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 602 sq.ft.

Zoning: C-D

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.11 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Highly visible space across from Galt Gardens in the heart of downtown. The 602 SF unit features a flexible, open-concept space with storage in the rear. Surrounded by coffee shops, restaurants, and substantial foot traffic, especially in the summer.