



**411 3 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2261136**



**\$3,370 per month**

**Division:** Downtown

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,685 sq.ft.

**Zoning:** C-D

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.06 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This 1,685 sq. ft. mainfloor space is located in the heart of downtown Lethbridge, offering excellent visibility and exposure along 3rd Avenue South. Recently upgraded with significant building renovations, the unit provides an ideal layout and size for a boutique or fine dining restaurant and is already equipped with a rooftop fan and makeup air system capable of supporting a commercial kitchen. Surrounded by established businesses, offices, and downtown attractions, the property offers high visibility year-round, with especially strong foot traffic throughout the summer months. This is an excellent opportunity to create a standout dining destination in one of Lethbridge's most vibrant downtown locations.