

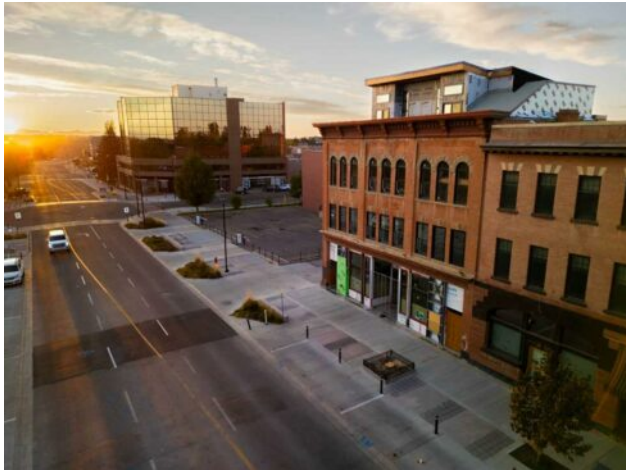


GRASSROOTS
REALTY GROUP

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**411 3 Avenue S
Lethbridge, Alberta**

MLS # A2261838



\$2,027

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,520 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 1,520 sq. ft. basement space in the heart of downtown Lethbridge offers a rare opportunity to develop a boutique hospitality concept such as a late-night bar, or other destination venue. Recently upgraded with significant building renovations, the space still showcases its historic character with the original 1906 boiler as a feature piece and exposed rock foundation walls that add authentic charm. Benefiting from strong pedestrian and vehicle traffic year-round, and especially high foot traffic during the summer. This property is an excellent opportunity to create a one-of-a-kind experience in one of Lethbridge's downtown.