



GRASSROOTS
REALTY GROUP

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**2822 2 Avenue S
Lethbridge, Alberta**

MLS # A2275166

\$599,000



Division: Glendale

Type: Mixed Use

Bus. Type: Church

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,409 sq.ft.

Zoning: PB

Heating: Forced Air, Hot Water, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: See Remarks

Parking: -

Water: -

Lot Size: 0.31 Acre

Sewer: -

Lot Feat: Back Lane, Irregular Lot, Landscaped, Level, Low Maintenance

Inclusions: N/A

Very well-maintained building, conveniently located in south Lethbridge with easy access to Highway 3. The property offers excellent visibility for signage and features paved on-site parking. The property is zoned Public Building, allowing for a wide range of potential uses including child care facilities, community halls, government services, medical and health facilities, as well as religious assembly.