



**GRASSROOTS**  
REALTY GROUP

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**2822 2 Avenue S  
Lethbridge, Alberta**

**MLS # A2275166**



**\$599,000**

<b>Division:</b>	Glendale
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Church
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,409 sq.ft.
<b>Zoning:</b>	PB

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	-
<b>Exterior:</b>	See Remarks	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.31 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Back Lane, Irregular Lot, Landscaped, Level, Low Maintenance
<b>Inclusions:</b>	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.