



GRASSROOTS
REALTY GROUP

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**#2, 616 3 Avenue S
Lethbridge, Alberta**

MLS # A2283888



\$445,000

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,722 sq.ft.

Zoning: C-D

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Opportunity to own a piece of history. Built in 1909, restored in 1990 and renovated again in 2003. Established as a condominium in 2022. This location offers high traffic exposure, prestigious neighbors and access to municipal parking. Zoning permits for a variety of retail and office users. Not ready to buy, opportunity to lease as well. Please note restrictions on buyers and tenants. PHOTOS FROM 2023, NOT AN EXACT DEPICTION OF THE INTERIOR, FLOORING AND CEILING HAVE BEEN CHANGED CURRENTLY BEING USED AS A STORAGE SPACE.