



**GRASSROOTS**  
REALTY GROUP

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1276 3 Avenue S  
Lethbridge, Alberta

MLS # A2284505



**\$1,699,000**

Division: Upper Eastside

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,200 sq.ft.

Zoning: C-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.32 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Great Investment Opportunity! Now is your chance to own this high-exposure, well maintained building in a prime location! Both tenants have leases in place through 2030. Call for more detailed information!