



**GRASSROOTS**  
REALTY GROUP

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**916 3 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2191063**



**\$10 per sq.ft.**

**Division:** Downtown

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,200 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Discover the perfect space for your small service-based business at 918 3rd Ave South. Previously an insurance agency, this versatile unit is already set up to accommodate a variety of professional services. Located on one of Lethbridge's busiest streets, this property ensures high visibility and accessibility for your clients. The unit features convenient customer parking right out front and dedicated staff parking at the rear. Key Features: Location: High-traffic area on 3rd Ave South Setup: Ideal for small service-based businesses Parking: Customer parking in front, staff parking at the rear Lease Rate: \$10 per square foot per year, triple net lease Don't miss this opportunity to position your business in a prime location with excellent exposure. FIRST THREE MONTHS RENT DISCOUNTED BY 50%