



GRASSROOTS
REALTY GROUP

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810 3 Avenue S
Lethbridge, Alberta

MLS # A2193047



\$849,000

Division: Downtown

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,497 sq.ft.

Zoning: C-D

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Welcome to an exceptional investment opportunity nestled in the vibrant city of Lethbridge! This fully leased property boasts an ideal tenant mix, offering a blend that ensures steady returns on your investment. With ample parking and high exposure 78x120 lot, this property is perfectly positioned for success. Its coveted C-D zoning provides flexibility for various commercial endeavours, allowing you to explore a range of lucrative possibilities.