



**GRASSROOTS**  
REALTY GROUP

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1254 3 Avenue S  
Lethbridge, Alberta

MLS # A2193744



**\$1,100,000**

Division: NONE

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,452 sq.ft.

Zoning: C-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.23 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

This 10,452 SF property has desirable frontage on 3rd Avenue South. It offers a flexible floor plan including a mix of offices, larger open-concept rooms, a kitchen, storage, and washrooms. The space can accommodate an office, retail, or service-based user.