

1801 3 Avenue S
Lethbridge, Alberta

MLS # A2224601



\$1,850,000

Division: Upper Eastside

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,920 sq.ft.

Zoning: C-G

Heating: -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** Metal**Utilities:** -**Exterior:** Concrete, Mixed**Parking:** -**Water:** -**Lot Size:** 0.50 Acre**Sewer:** -**Lot Feat:** Level, Paved**Inclusions:** None

Fully leased investment property for sale in an ideal central location: - Desirable central location with high traffic counts - 3rd Avenue frontage (19,700 VPD+) - Private parking lot with overflow street parking - Stand-alone building - Fully leased to a quality tenant Located along 3rd Avenue South (19,700 VPD+) the property receives excellent exposure. The site offers an easily accessible location, in close proximity to Highway 3 and Mayor Magrath Drive. Quality neighbouring businesses include Auto Value Lethbridge, Lethbridge Denture Clinic, Via Cibo, Moxies, Coulee Climbing, Freddie's Paint & Detail Boutique, and Gas King, and True North Axe Throwing.