

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: -  
Floors: -  
Roof: -  
Exterior: -  
Water: -  
Sewer: -  
Inclusions: N/A

Addl. Cost: -  
Based on Year: -  
Utilities: -  
Parking: -  
Lot Size: 0.23 Acre  
Lot Feat: -

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.