

# \$1,699,000 - 1276 3 Avenue S, Lethbridge

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MLS® #A2193287

**\$1,699,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.32 Acres

Upper Eastside, Lethbridge, Alberta

Ideal building for an owner/user/landlord  
2,455 sq ft. available, 4800 sq. ft. leased @  
\$21/ft net, for almost another 5 full years.  
Great location great exposure, worth taking a  
look at.

Built in 1995

## Essential Information

MLS® #	A2193287
Price	\$1,699,000
Bathrooms	0.00
Acres	0.32
Year Built	1995
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	1276 3 Avenue S
Subdivision	Upper Eastside
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J0J9

## Exterior

Construction	Brick
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## Additional Information



Date Listed	February 7th, 2025
Days on Market	219
Zoning	C-G

**Listing Details**

Listing Office	Royal LePage South Country - I
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