

# \$1,850,000 - 1801 3 Avenue S, Lethbridge

MLS® #A2224601

**\$1,850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.50 Acres

Upper Eastside, Lethbridge, Alberta

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.

## Essential Information

MLS® #	A2224601
Price	\$1,850,000
Bathrooms	0.00
Acres	0.50
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	1801 3 Avenue S
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Subdivision	Upper Eastside
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0L3

### **Amenities**

Parking Spaces	10
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### **Exterior**

Lot Description	Level, Paved
Roof	Metal
Construction	Concrete, Mixed

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	67
Zoning	C-G

### **Listing Details**

Listing Office	AVISON YOUNG
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