

# \$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
---------	-----------------



Subdivision	Upper Eastside
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0L3

### **Amenities**

Parking Spaces	10
----------------	----

### **Exterior**

Lot Description	Level, Paved
Roof	Metal
Construction	Concrete, Mixed

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	47
Zoning	C-G

### **Listing Details**

Listing Office	AVISON YOUNG
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.