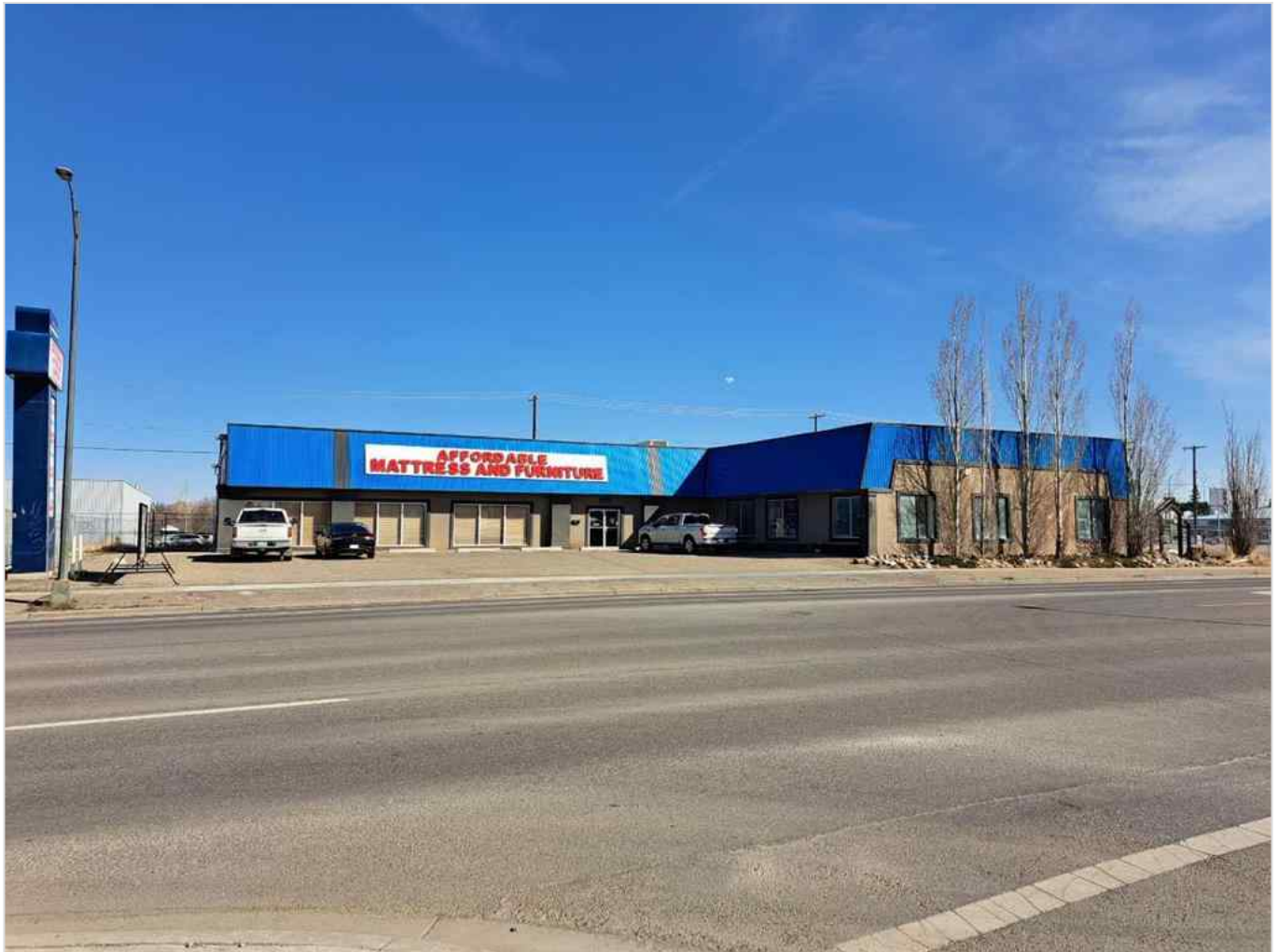




1801 3 Avenue S, Lethbridge, Alberta - \$1,850,000



Main Photo

Property Description

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.

REALTOR Referral


REALTOR®

Mobile: N/A
Email: N/A
Website: <https://www.real-estate-homes.ca/>

Courtesy Of: AVISON YOUNG

