



1621 3 Avenue S, Lethbridge, Alberta - \$4,100,000



Main Photo

Property Description

FOR SALE – Fully Leased Investment Property | 1621 3 Avenue South, Lethbridge. An exceptional opportunity to own a stabilized investment property in the heart of Lethbridge. This 14,720 square foot building is fully leased to Moxie's Grill & Bar, a well-established national restaurant brand with a long-term lease in place. Situated on a prominent corner lot, the property features a recently renovated building, a paved parking lot with 19 dedicated stalls, and strong street visibility on a major corridor. This high-traffic location is easily accessible and surrounded by complementary retail, service, and hospitality businesses. Highlights: Tenant: Moxie's Grill & Bar (long-term lease). Building Size: 14,720 SF Land Area: Approx. 0.50 acres. Parking: 19 paved on-site stalls. Recent Renovations: Modernized finishes and updated systems. Zoning: C-G (General Commercial). Ideal for investors seeking a passive, income-generating asset with a national tenant and minimal management requirements. Don't miss this rare opportunity in a prime Lethbridge location.

REALTOR Referral





REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: Bankers Commercial Real Estate



P: