

# \$849,000 - 810 3 Avenue S, Lethbridge

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MLS® #A2193047

**\$849,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Lethbridge, Alberta

Welcome to an exceptional investment opportunity nestled in the vibrant city of Lethbridge! This fully leased property boasts an ideal tenant mix, offering a blend that ensures steady returns on your investment. With ample parking and high exposure 78x120 lot, this property is perfectly positioned for success. Its coveted C-D zoning provides flexibility for various commercial endeavours, allowing you to explore a range of lucrative possibilities.



Built in 1987

## Essential Information

MLS® #	A2193047
Price	\$849,000
Bathrooms	0.00
Acres	0.00
Year Built	1987
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	810 3 Avenue S
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0H7

**Additional Information**

Date Listed	February 6th, 2025
Days on Market	150
Zoning	C-D

**Listing Details**

Listing Office	Century 21 Bravo Realty
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