

# \$1,699,000 - 1276 3 Avenue S, Lethbridge

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MLS® #A2193287

**\$1,699,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.32 Acres

Upper Eastside, Lethbridge, Alberta

Ideal building for an owner/user/landlord  
2,455 sq ft. available, 4800 sq. ft. leased @  
\$21/ft net, for almost another 5 full years.  
Great location great exposure, worth taking a  
look at.

Built in 1995

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2193287    |
| Price      | \$1,699,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.32        |
| Year Built | 1995        |
| Type       | Commercial  |
| Sub-Type   | Business    |
| Status     | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1276 3 Avenue S |
| Subdivision | Upper Eastside  |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1J0J9          |

## Exterior

|              |       |
|--------------|-------|
| Construction | Brick |
|--------------|-------|

## Additional Information



|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 218                |
| Zoning         | C-G                |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal Lepage South Country - I |
|----------------|--------------------------------|



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