

\$18 - 105, 507 6 Avenue S, Lethbridge

MLS® #A2230515

\$18

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown, Lethbridge, Alberta

For Lease - Versatile Turnkey Commercial Space in High-Exposure Downtown Location Unit #105 – 507 6 Avenue South offers an outstanding opportunity in one of Lethbridge’s most visible and high-traffic downtown locations. Situated in a professionally managed building with a strong mix of long-standing tenants—including doctors’ offices and medical clinics—this space supports a wide range of commercial uses.

The unit is turnkey and requires little to no renovation, making it ideal for medical, retail, professional, or administrative operations. The adaptable layout allows for seamless customization to suit various business needs. Two exclusive on-site parking stalls are included in the base rent—a valuable convenience in the downtown core. With excellent exposure, strong surrounding tenants, and immediate move-in potential, this is a highly flexible space in a prime central location.

Built in 1994

Essential Information

MLS® #	A2230515
Price	\$18
Bathrooms	0.00
Acres	0.00
Year Built	1994



Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	105, 507 6 Avenue S
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4N6

Additional Information

Date Listed	June 12th, 2025
Days on Market	92

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

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.