

# \$3,500,000 - 601 4 Avenue S, Lethbridge

MLS® #A2244430

**\$3,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.36 Acres

London Road, Lethbridge, Alberta

An amazing opportunity to own a prominent investment opportunity in one of the best downtown locations. Longer term leases make this building a must to add to your portfolio. Year built is an estimate, however the complete building has been renovated and is very low maintenance.

Built in 1930

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2244430    |
| Price      | \$3,500,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.36        |
| Year Built | 1930        |
| Type       | Commercial  |
| Sub-Type   | Mixed Use   |
| Status     | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 601 4 Avenue S |
| Subdivision | London Road    |
| City        | Lethbridge     |
| County      | Lethbridge     |
| Province    | Alberta        |
| Postal Code | T1J 0N6        |

## Exterior

|      |      |
|------|------|
| Roof | None |
|------|------|



Construction      Brick, Wood Frame  
Foundation      Poured Concrete

**Additional Information**

Date Listed      July 30th, 2025  
Days on Market      88  
Zoning      C-D

**Listing Details**

Listing Office      Royal Lepage South Country - I



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