

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

MLS® #A2240372

**\$4,100,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.50 Acres

Upper Eastside, Lethbridge, Alberta

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.

Built in 1980

## Essential Information

MLS® #	A2240372
Price	\$4,100,000
Bathrooms	0.00



Acres	0.50
Year Built	1980
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	1621 3 Avenue S
Subdivision	Upper Eastside
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0J7

### Amenities

Parking Spaces	19
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### Exterior

Lot Description	Back Lane, Corner Lot, Paved, Street Lighting, Near Public Transit
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### Additional Information

Date Listed	July 16th, 2025
Days on Market	61
Zoning	C-G

### Listing Details

Listing Office	Bankers Commercial Real Estate
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