

\$3,370 - 411 3 Avenue S, Lethbridge

MLS® #A2261136

\$3,370

0 Bedroom, 0.00 Bathroom,
Commercial on 0.06 Acres

Downtown, Lethbridge, Alberta

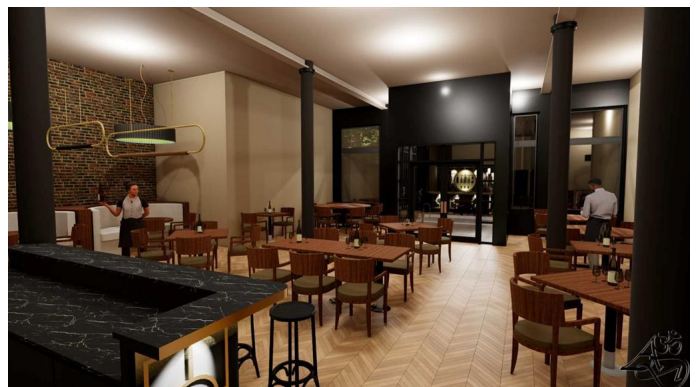
This 1,685 sq. ft. mainfloor space is located in the heart of downtown Lethbridge, offering excellent visibility and exposure along 3rd Avenue South. Recently upgraded with significant building renovations, the unit provides an ideal layout and size for a boutique or fine dining restaurant and is already equipped with a rooftop fan and makeup air system capable of supporting a commercial kitchen. Surrounded by established businesses, offices, and downtown attractions, the property offers high visibility year-round, with especially strong foot traffic throughout the summer months. This is an excellent opportunity to create a standout dining destination in one of Lethbridge's most vibrant downtown locations.

Built in 1906

Essential Information

MLS® #	A2261136
Price	\$3,370
Bathrooms	0.00
Acres	0.06
Year Built	1906
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information



Address	411 3 Avenue S
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0H2

Additional Information

Date Listed	October 3rd, 2025
Days on Market	16
Zoning	C-D

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

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.