

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

MLS® #A2263628

\$4,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.50 Acres

Upper Eastside, Lethbridge, Alberta

Excellent investment property currently occupied by well established, long term tenant. a Corner lot located on a very busy thoroughfare in the heart of the city. Extensively renovated building, excellent long term tenant with lots of parking. Ideal investment property providing passive income.



Built in 1980

Essential Information

MLS® #	A2263628
Price	\$4,100,000
Bathrooms	0.00
Acres	0.50
Year Built	1980
Type	Commercial
Sub-Type	Retail
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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Additional Information

Date Listed	October 8th, 2025
Days on Market	1
Zoning	Commercial General C-G

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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