

780-228-2224 donna@donnawilson.ca

810 3 Avenue S Lethbridge, Alberta

MLS # A2193047



\$849,000

Downtown

Lot Size:

Lot Feat:

Division:

Type: Retail **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 3,497 sq.ft. Zoning: C-D Addl. Cost: **Based on Year: Utilities:** Parking:

Inclusions: N/A

Floors:

Roof:

Exterior:

Water:

Sewer:

Welcome to an exceptional investment opportunity nestled in the vibrant city of Lethbridge! This fully leased property boasts an ideal tenant mix, offering a blend that ensures steady returns on your investment. With ample parking and high exposure 78x120 lot, this property is perfectly positioned for success. Its coveted C-D zoning provides flexibility for various commercial endeavours, allowing you to explore a range of lucrative possibilities.