

604 3 Avenue S  
Lethbridge, Alberta

MLS # A2248134

**\$1,400**



**Division:** Downtown

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 602 sq.ft.

**Zoning:** C-D

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.11 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Highly visible space across from Galt Gardens in the heart of downtown. The 602 SF unit features a flexible, open-concept space with storage in the rear. Surrounded by coffee shops, restaurants, and substantial foot traffic, especially in the summer.