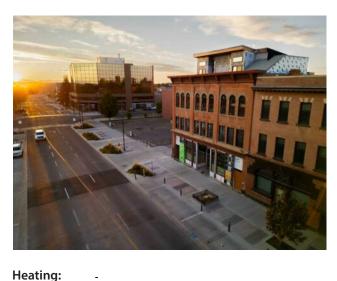


780-832-5880

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411 3 Avenue S Lethbridge, Alberta

MLS # A2261838



\$2,027

Division: Downtown Mixed Use Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 1,520 sq.ft. Zoning: C-D Addl. Cost: **Based on Year:**

Floors: Roof: **Utilities: Exterior:** Parking: Water: Lot Size: 0.06 Acre Sewer: Lot Feat:

Inclusions:

N/A

This 1,520 sq. ft. basement space in the heart of downtown Lethbridge offers a rare opportunity to develop a boutique hospitality concept such as a late-night bar, or other destination venue. Recently upgraded with significant building renovations, the space still showcases its historic character with the original 1906 boiler as a feature piece and exposed rock foundation walls that add authentic charm. Benefiting from strong pedestrian and vehicle traffic year-round, and especially high foot traffic during the summer. This property is an excellent opportunity to create a one-of-a-kind experience in one of Lethbridge's downtown.