

2822 2 Avenue S  
Lethbridge, Alberta

MLS # A2275166

**\$599,000**



**Division:** Glendale

**Type:** Mixed Use

**Bus. Type:** Church

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,409 sq.ft.

**Zoning:** PB

**Heating:** Forced Air, Hot Water, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** See Remarks

**Parking:** -

**Water:** -

**Lot Size:** 0.31 Acre

**Sewer:** -

**Lot Feat:** Back Lane, Irregular Lot, Landscaped, Level, Low Mainte

**Inclusions:** N/A

Very well-maintained building, conveniently located in south Lethbridge with easy access to Highway 3. The property offers excellent visibility for signage and features paved on-site parking. The property is zoned Public Building, allowing for a wide range of potential uses including child care facilities, community halls, government services, medical and health facilities, as well as religious assembly.