



780-832-5880

cord@gpremax.com

1276 3 Avenue S  
Lethbridge, Alberta

MLS # A2193287



**\$1,699,000**

Division: Upper Eastside

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,255 sq.ft.

Zoning: C-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Brick

Parking: -

Water: -

Lot Size: 0.32 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

Ideal building for an owner/user/landlord 2,455 sq ft. available, 4800 sq. ft. leased @ \$21/ft net, for almost another 5 full years. Great location great exposure, worth taking a look at.