

# \$1,100,000 - 1254 3 Avenue S, Lethbridge

MLS® #A2193744

**\$1,100,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.23 Acres

NONE, Lethbridge, Alberta

This 10,452 SF property has desirable frontage on 3rd Avenue South. It offers a flexible floor plan including a mix of offices, larger open-concept rooms, a kitchen, storage, and washrooms. The space can accommodate an office, retail, or service-based user.

Built in 1963

## Essential Information

MLS® #	A2193744
Price	\$1,100,000
Bathrooms	0.00
Acres	0.23
Year Built	1963
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	1254 3 Avenue S
Subdivision	NONE
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0J9

## Amenities

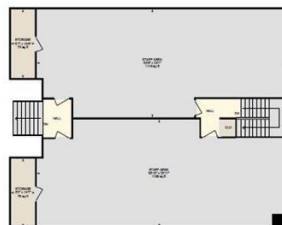
Parking Spaces	10
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## Additional Information



MAIN FLOOR

Leads to split-level



SPLIT-LEVEL AREA



Date Listed	February 10th, 2025
Days on Market	180
Zoning	C-G

### **Listing Details**

Listing Office	AVISON YOUNG
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