

# \$18 - 105, 507 6 Avenue S, Lethbridge

MLS® #A2230515

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Lethbridge, Alberta

For Lease - Versatile Turnkey Commercial Space in High-Exposure Downtown Location Unit #105 – 507 6 Avenue South offers an outstanding opportunity in one of Lethbridge’s most visible and high-traffic downtown locations. Situated in a professionally managed building with a strong mix of long-standing tenants—including doctors’ offices and medical clinics—this space supports a wide range of commercial uses.

The unit is turnkey and requires little to no renovation, making it ideal for medical, retail, professional, or administrative operations. The adaptable layout allows for seamless customization to suit various business needs. Two exclusive on-site parking stalls are included in the base rent—a valuable convenience in the downtown core. With excellent exposure, strong surrounding tenants, and immediate move-in potential, this is a highly flexible space in a prime central location.

Built in 1994

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2230515 |
| Price      | \$18     |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1994     |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Mixed Use  |
| Status   | Active     |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 105, 507 6 Avenue S |
| Subdivision | Downtown            |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1J 4N6             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 147             |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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