

# \$3,370 - 411 3 Avenue S, Lethbridge

MLS® #A2261136

**\$3,370**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.06 Acres

Downtown, Lethbridge, Alberta

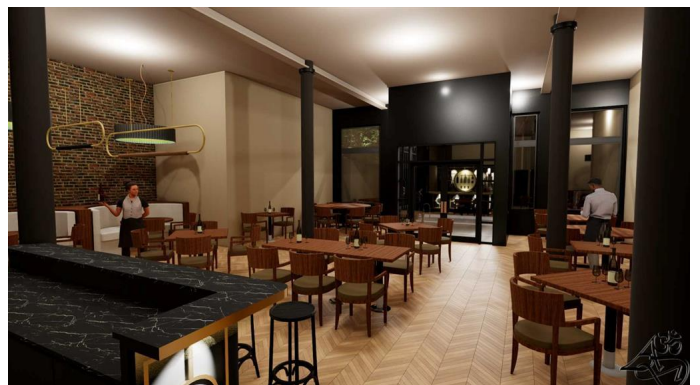
This 1,685 sq. ft. mainfloor space is located in the heart of downtown Lethbridge, offering excellent visibility and exposure along 3rd Avenue South. Recently upgraded with significant building renovations, the unit provides an ideal layout and size for a boutique or fine dining restaurant and is already equipped with a rooftop fan and makeup air system capable of supporting a commercial kitchen. Surrounded by established businesses, offices, and downtown attractions, the property offers high visibility year-round, with especially strong foot traffic throughout the summer months. This is an excellent opportunity to create a standout dining destination in one of Lethbridge's most vibrant downtown locations.

Built in 1906

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2261136   |
| Price      | \$3,370    |
| Bathrooms  | 0.00       |
| Acres      | 0.06       |
| Year Built | 1906       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information



|             |                |
|-------------|----------------|
| Address     | 411 3 Avenue S |
| Subdivision | Downtown       |
| City        | Lethbridge     |
| County      | Lethbridge     |
| Province    | Alberta        |
| Postal Code | T1J 0H2        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 32                |
| Zoning         | C-D               |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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