

# \$1,699,000 - 1276 3 Avenue S, Lethbridge

---

MLS® #A2193287

**\$1,699,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.32 Acres

Upper Eastside, Lethbridge, Alberta

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.

Built in 1995

## Essential Information

MLS® #	A2193287
Price	\$1,699,000
Bathrooms	0.00
Acres	0.32
Year Built	1995
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	1276 3 Avenue S
Subdivision	Upper Eastside
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J0J9

## Exterior

Construction	Brick
--------------	-------

## Additional Information



Date Listed	February 7th, 2025
Days on Market	113
Zoning	C-G

**Listing Details**

Listing Office	Royal LePage South Country - I
----------------	--------------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.