

# \$4,100,000 - 1621 3 Avenue S, Lethbridge

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MLS® #A2263628

**\$4,100,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.50 Acres

Upper Eastside, Lethbridge, Alberta

Excellent investment property currently occupied by well established, long term tenant. a Corner lot located on a very busy thoroughfare in the heart of the city. Extensively renovated building, excellent long term tenant with lots of parking. Ideal investment property providing passive income.



Built in 1980

## Essential Information

MLS® #	A2263628
Price	\$4,100,000
Bathrooms	0.00
Acres	0.50
Year Built	1980
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	1621 3 Avenue S
Subdivision	Upper Eastside
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0J7

## Amenities

Parking Spaces	19
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## **Additional Information**

Date Listed	October 8th, 2025
Days on Market	1
Zoning	Commercial General C-G

## **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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