

**AVISON
YOUNG**

Commercial property for sale

327 10 Street South
Lethbridge, AB



Sale Price
\$1,375,000



Opportunity
8,048 sf
0.34 acres



Possession
Negotiable



**Prime downtown location with 20+
parking stalls and a flexible layout**

**Get more
property
information**

Josh Marti
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Property Description

This property is ideal for service-oriented groups and non-profits, offering adaptable areas for offices, outreach programs, education, commercial functions, and more. A garage provides indoor parking, adding convenience for staff or service vehicles. On the second floor of approximately 1,290 square feet, there is a residential unit with a full kitchen currently being used as a daycare, demonstrating the building's potential for multi-use configurations.

The basement includes an additional 2,482 square feet of usable space not included in the overall square footage. The facility is rated for an occupancy load of up to 300 people and includes 23 parking stalls, which are leased during weekdays. Overall, the property offers a accessible and flexible environment for community organizations looking to establish or expand their presence.

Property Highlights

- Downtown location
- 23 parking stalls
- Alley access
- Occupant load of 300 persons
- New roof in 2020
- Ideal for community services

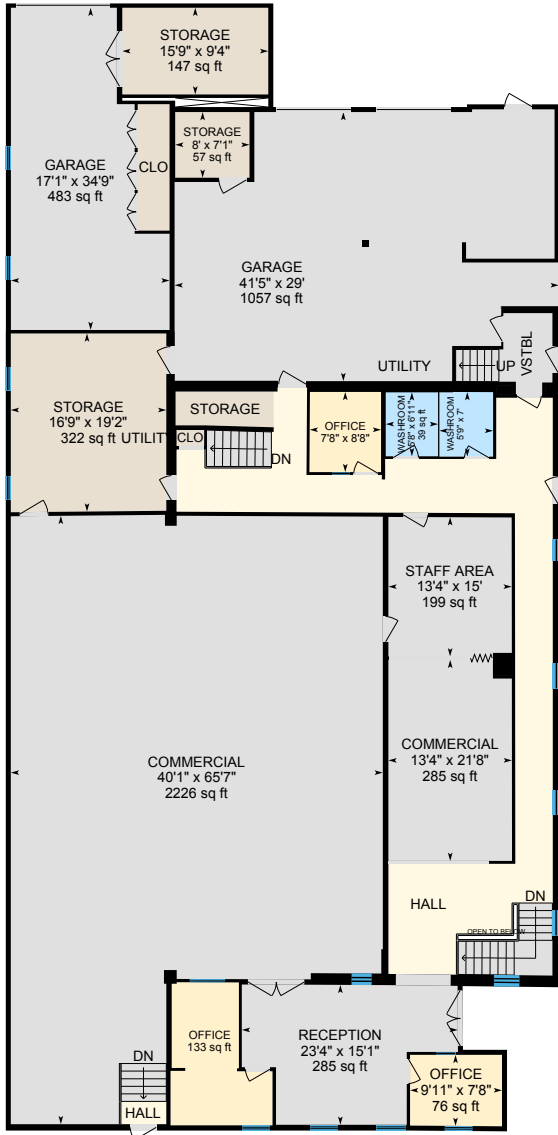
Offering Summary

Opportunity	8,048 sf
Site Size	0.34 acres
Legal Address	433S;37;27-31
Zoning	General Commercial (C-G)
Sale Price	\$1,375,000
Property Taxes	Non-taxable entity (2025)
Possession	Negotiable

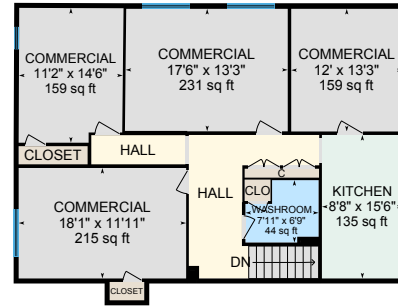
Location Description

Perfectly positioned just off 3 Avenue in downtown Lethbridge, this property offers prime visibility and easy access—including alley entry and rare on-site parking. Surrounded by a strong network of institutional and community-focused neighbors, the property is within walking distance of Southminster United Church, Yates Memorial Centre, Lethbridge City Hall, the Family Centre, and several other churches and service organizations. Its proximity to these established institutions makes it an ideal setting for non-profits or faith-based groups seeking a connected, walkable location in the city's civic heart.

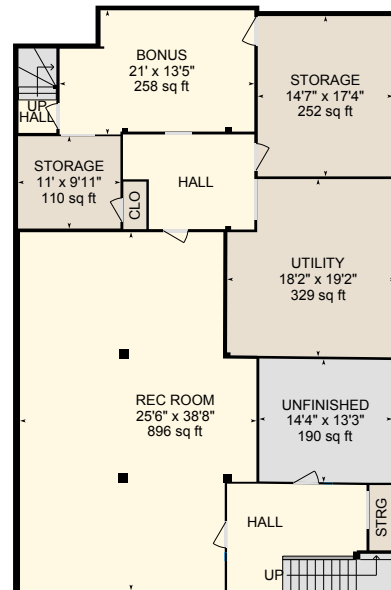
Floor Plan



Main Floor

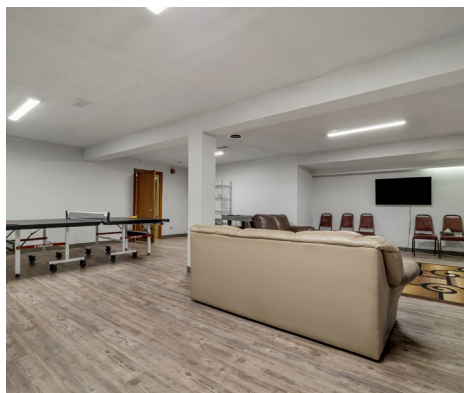


Second Floor



Basement







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