



**Fully leased investment
property for sale in an
ideal central location**



11,920 SF



Stand-alone building



Private parking lot

**Get more
information**

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Property Highlights

- Desirable central location with high traffic counts
- 3rd Avenue frontage (19,700 VPD+)
- Private parking lot with overflow street parking
- Stand-alone building
- Fully leased to a quality tenant

Location Description

Located along 3rd Avenue South (19,700 VPD+) the property receives excellent exposure. The site offers an easily accessible location, in close proximity to Highway 3 and Mayor Magrath Drive. Quality neighbouring businesses include Auto Value Lethbridge, Lethbridge Denture Clinic, Via Cibo, Moxies, Coulee Climbing, Freddie's Paint & Detail Boutique, and Gas King, and True North Axe Throwing.

Offering Summary

Opportunity	11,920 SF
Site Size	0.50 acres
Zoning	General Commercial
Legal Address:	4353S;72;20-22
Sale Price	\$1,850,000
Net Income	\$137,994 (2024) \$149,914 (2027) \$161,834 (2030)
Possession	Negotiable

Tenant

- Affordable Mattress and Furniture
- Lease expires April 30, 2032