

**AVISON
YOUNG**

Retail property for sale or lease

1265 3 Avenue South
Lethbridge, AB



Sale Price
\$815,000

Lease Price
Market Rates



Opportunity
5,000 SF



Possession
Negotiable

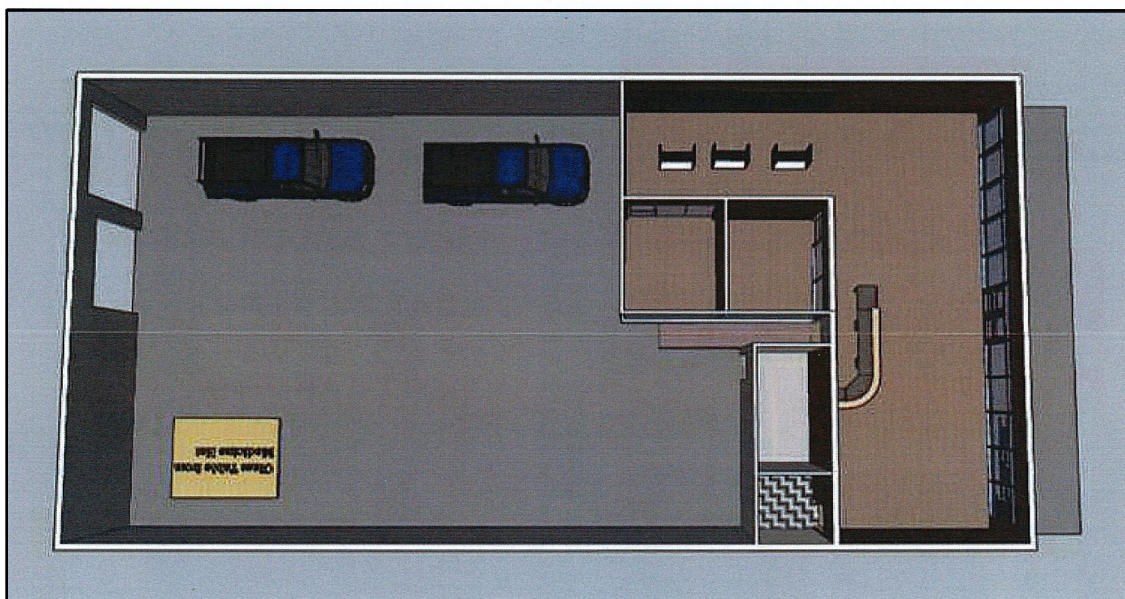


**Modernized property offering a mix of
showroom, office and shop space**

**Get more
property
information**

Ashley Soames
Senior Associate
D 403 942 6692
ashley.soames@avisonyoung.com

Jeremy Roden
Executive Vice President
D 403 942 0293
jeremy.roden@avisonyoung.com



Property Description

The subject property sits on a lot with an area of 50' x 125' with the building taking up 50' x 100'. This 5,000 SF opportunity includes a 3,625 SF shop with an overhead door and 1,375 SF of office / showroom space with large windows.

The building underwent major renovations in 2021 that included new HVAC, 80K BTU Bryant high-efficiency furnace, 3.5-ton AC unit, and electric make-up air. There is also new flooring throughout.

There is private parking in the rear of the building for staff and street parking available along 3rd Avenue South for clients. This commercial property would be suitable for a retail or office user. Please contact an Associate to discuss this sale or lease opportunity further.

Location Description

The location offers excellent exposure and high traffic counts with frontage on 3rd Avenue South (13,600 VPD+). The location is in close proximity to the downtown and is easily accessible.

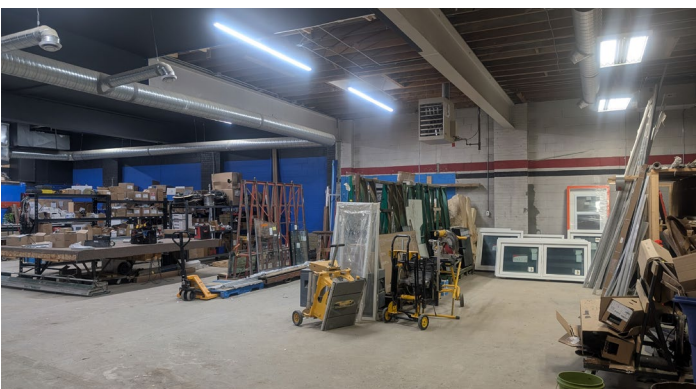
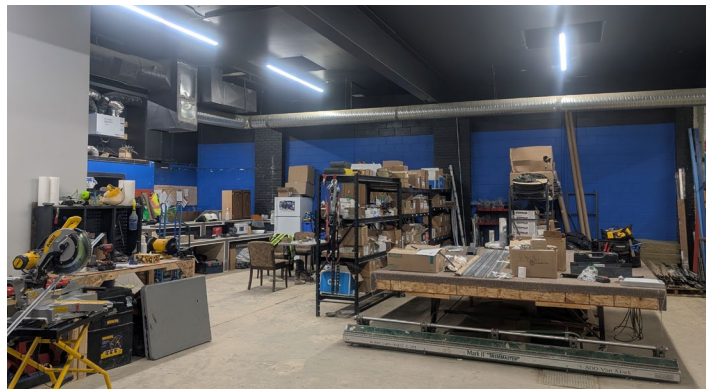
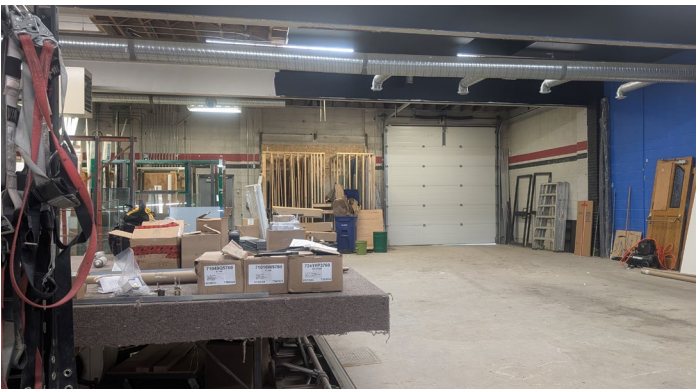
Quality neighbouring businesses include Domino's, Showcase Comics & Hobbies, Dulux Paints, Popeye's, Lethbridge Sewing Centre, Backyard Leisure, New Oriental and King Koin Laundromat.

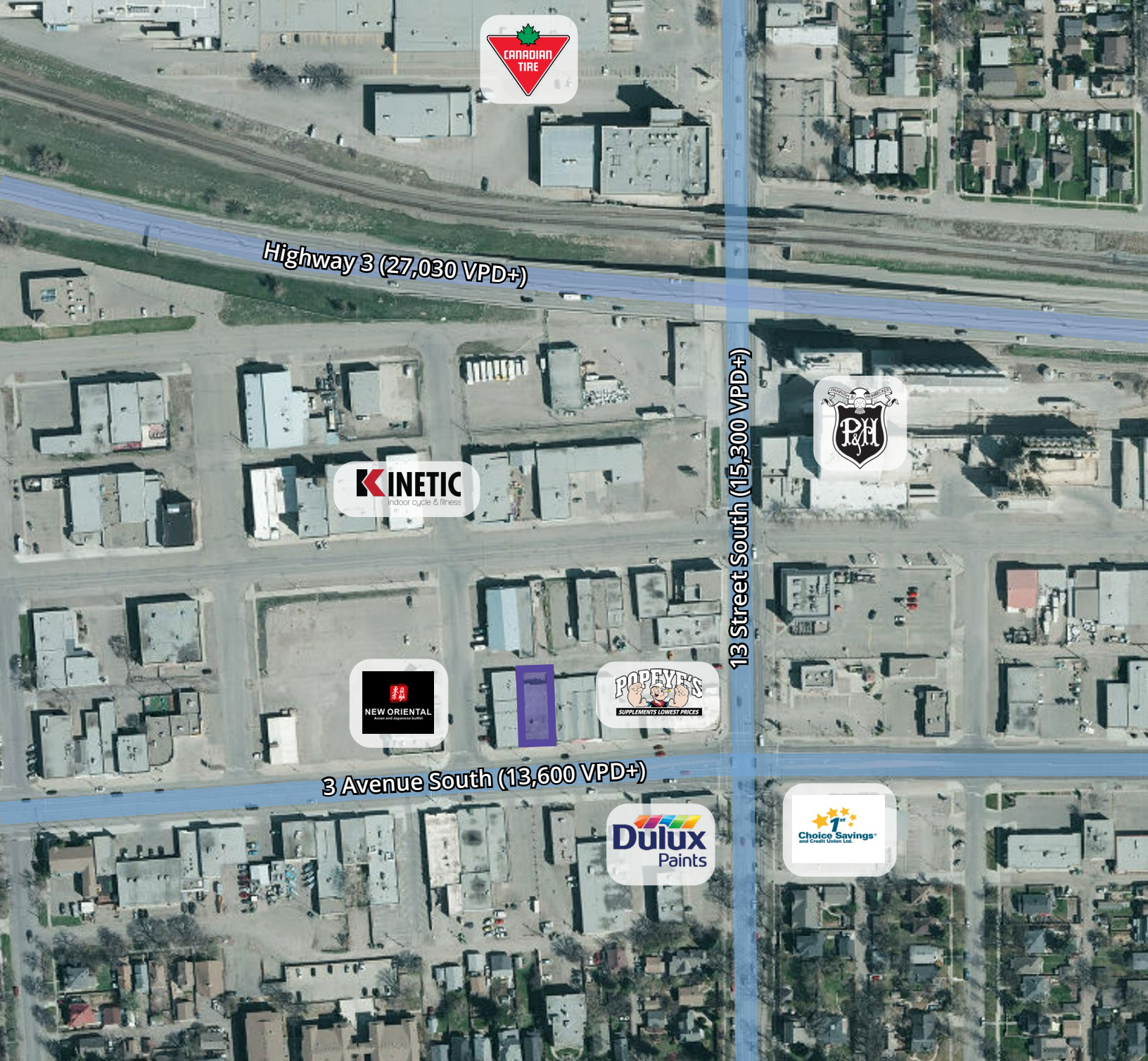
Offering Summary

Opportunity	5,000 SF
Site Size	0.14 Acres
Legal Address	4353S;66;26,27
Zoning	General Commercial (C-G)
Sale Price	\$815,000
Property Taxes	\$13,497.33 (2024)
Lease Price	Market Rates
Additional Rent	\$6.00 PSF (Est.)
Possession	Negotiable

Property Highlights

- Overhead door
- Roof replaced in 2019
- The building was built in 1959 with major renovations completed in 2021
- New HVAC, 80K BTU Bryant high-efficiency furnace, 3.5-ton AC unit, and electric make-up air
- New flooring throughout





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Avison Young | 704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

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