

# 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

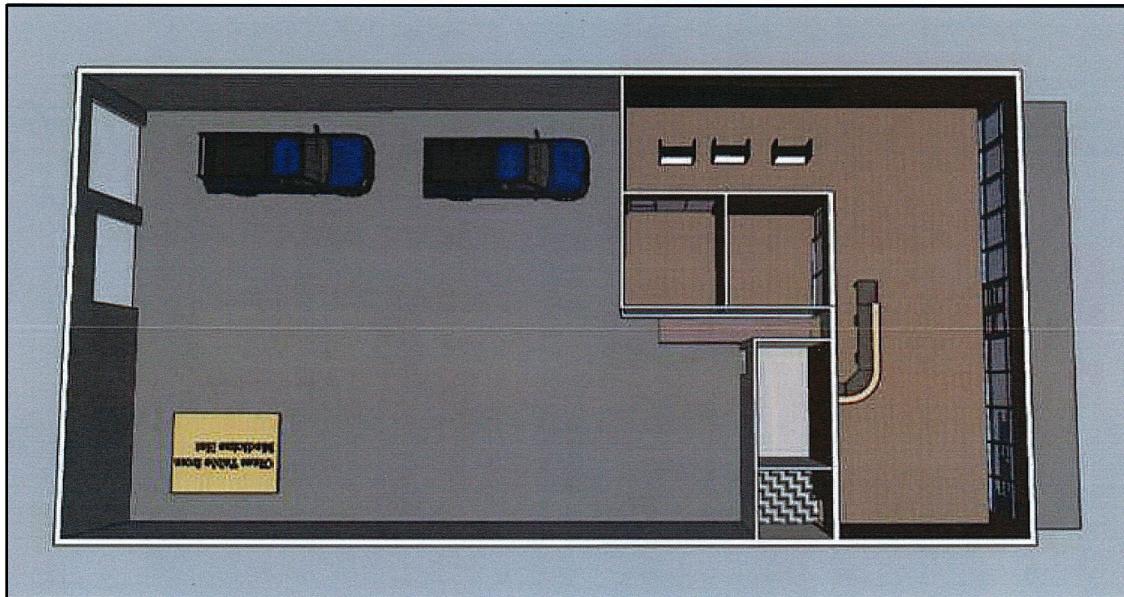


**Modernized property offering a mix of  
showroom, office and shop space**

**Get more  
property  
information**

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## 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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

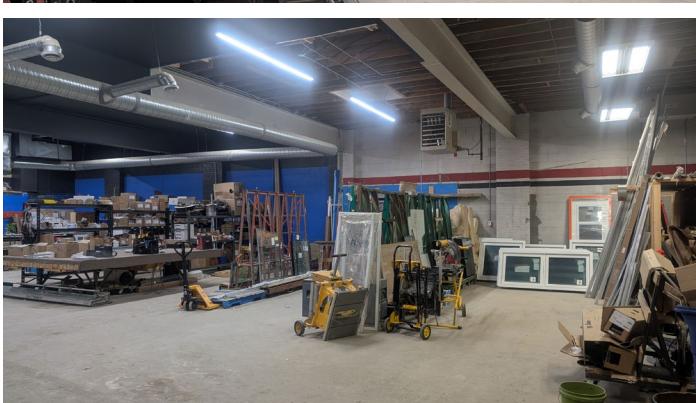
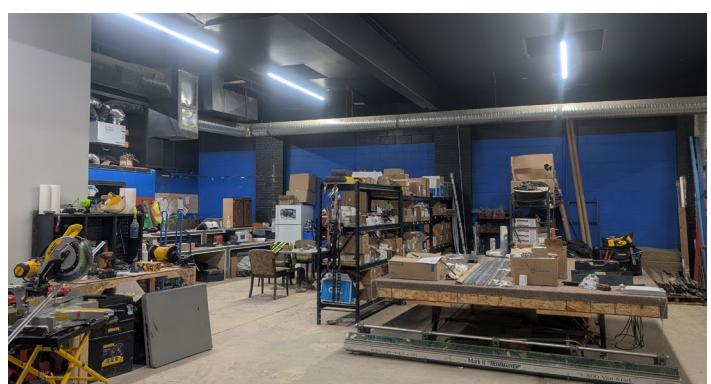
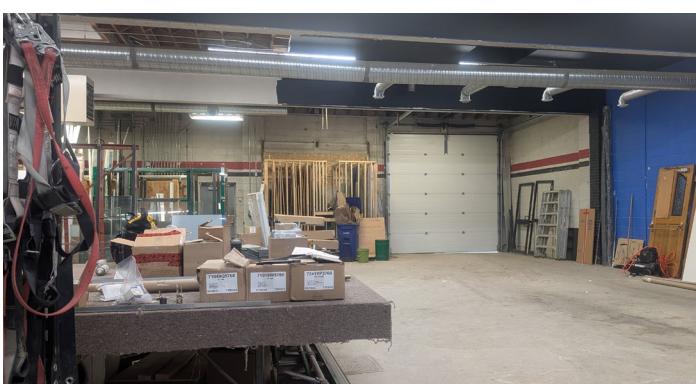
<b>Opportunity</b>	5,000 SF
<b>Site Size</b>	0.14 Acres
<b>Legal Address</b>	4353S;66;26,27
<b>Zoning</b>	General Commercial (C-G)
<b>Sale Price</b>	\$815,000
<b>Property Taxes</b>	\$13,497.33 (2024)
<b>Lease Price</b>	Market Rates
<b>Additional Rent</b>	\$6.00 PSF (Est.)
<b>Possession</b>	Negotiable

## 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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1265 3 Avenue South  
Lethbridge, AB T1J 0K2





Highway 3 (27,030 VPD+)



3 Avenue South (13,600 VPD+)



13 Street South (15,300 VPD+)



## Get more property information



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