

**AVISON
YOUNG**

For sale or lease

302 5 Street South
Lethbridge, AB



**Versatile heritage property located on one of
downtown Lethbridge's most prominent corners**

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property
information**

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Property Description

Originally constructed in 1897 by prominent entrepreneur Alexander MacDonald, this three-level commercial building is rich in character and history. Over the years, the building has housed a national department store, a clothing and fabric shop, a furniture store, and most recently a pawn shop.

Available for sale or lease, this property is ideal for investors or tenants seeking to transform a local landmark into something extraordinary.

The main floor (6,413 sf) features a versatile layout, making it well-suited for a retail storefront or service oriented business. The second level (4,187 sf), previously home to professional office tenants, presents an opportunity for revitalization and modern reuse. Below, the undeveloped basement (3,237 sf) provides ample space for storage or it could be reimagined as a creative expansion to enhance the building's potential.

Property Highlights

- High traffic location with strong visibility
- Opportunity to reimagine a historic property
- Multi-level building layout
- Ideal for mixed-use redevelopment
- Character-rich features

Offering Summary

Opportunity	10,600 sf
Site Size	0.17 acres
Legal Address	4353S;31;6-1
Zoning	Downtown Commercial
Sale Price	\$845,000
Property Taxes	\$18,981.15
Lease Price	Market Rates
Additional Rent	TBD
Possession	Negotiable

Location Description

The subject property sits on the corner of 5 Street South and 3 Avenue South, offering prime visibility and accessibility in downtown Lethbridge. The area is known for its vibrant mix of local businesses and the many community events held nearby at Galt Gardens and Festival Square. With nearby amenities, public transit, and a strong sense of community, this location is perfect for businesses looking to establish themselves in a dynamic urban setting.

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