

# \$10 - 916 3 Avenue S, Lethbridge

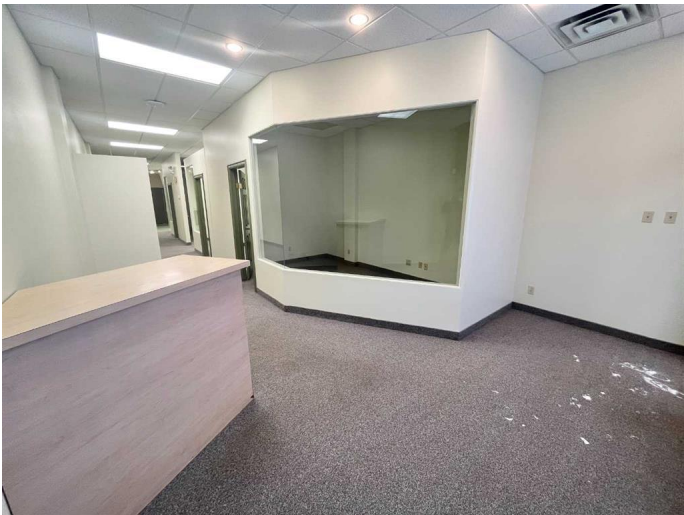
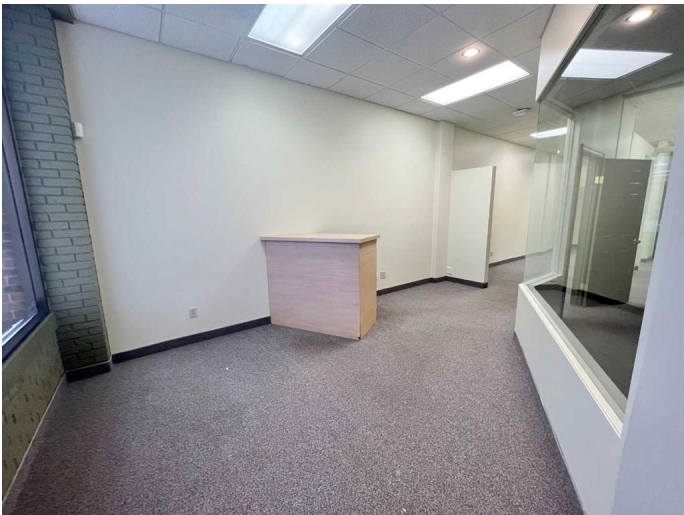
MLS® #A2191063

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Lethbridge, Alberta

Discover the perfect space for your small service-based business at 918 3rd Ave South. Previously an insurance agency, this versatile unit is already set up to accommodate a variety of professional services. Located on one of Lethbridge's busiest streets, this property ensures high visibility and accessibility for your clients. The unit features convenient customer parking right out front and dedicated staff parking at the rear. Key Features: Location: High-traffic area on 3rd Ave South Setup: Ideal for small service-based businesses Parking: Customer parking in front, staff parking at the rear Lease Rate: \$10 per square foot per year, triple net lease Don't miss this opportunity to position your business in a prime location with excellent exposure. FIRST THREE MONTHS RENT DISCOUNTED BY 50%



## Essential Information

MLS® #	A2191063
Price	\$10
Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	916 3 Avenue S
---------	----------------

Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0H9

### **Additional Information**

Date Listed	January 29th, 2025
Days on Market	145

### **Listing Details**

Listing Office	CLEARVIEW PROPERTY MANAGEMENT LTD.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.