

\$3,500,000 - 601 4 Avenue S, Lethbridge

MLS® #A2244430

\$3,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.36 Acres

London Road, Lethbridge, Alberta

An amazing opportunity to own a prominent investment opportunity in one of the best downtown locations. Longer term leases make this building a must to add to your portfolio. Year built is an estimate, however the complete building has been renovated and is very low maintenance.

Built in 1930

Essential Information

MLS® #	A2244430
Price	\$3,500,000
Bathrooms	0.00
Acres	0.36
Year Built	1930
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	601 4 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0N6

Exterior

Roof	None
------	------



Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	93
Zoning	C-D

Listing Details

Listing Office	Royal Lepage South Country - I
----------------	--------------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.