

\$2,027 - 411 3 Avenue S, Lethbridge

MLS® #A2261838

\$2,027

0 Bedroom, 0.00 Bathroom,
Commercial on 0.06 Acres

Downtown, Lethbridge, Alberta

This 1,520 sq. ft. basement space in the heart of downtown Lethbridge offers a rare opportunity to develop a boutique hospitality concept such as a late-night bar, or other destination venue. Recently upgraded with significant building renovations, the space still showcases its historic character with the original 1906 boiler as a feature piece and exposed rock foundation walls that add authentic charm. Benefiting from strong pedestrian and vehicle traffic year-round, and especially high foot traffic during the summer. This property is an excellent opportunity to create a one-of-a-kind experience in one of Lethbridge's downtown.

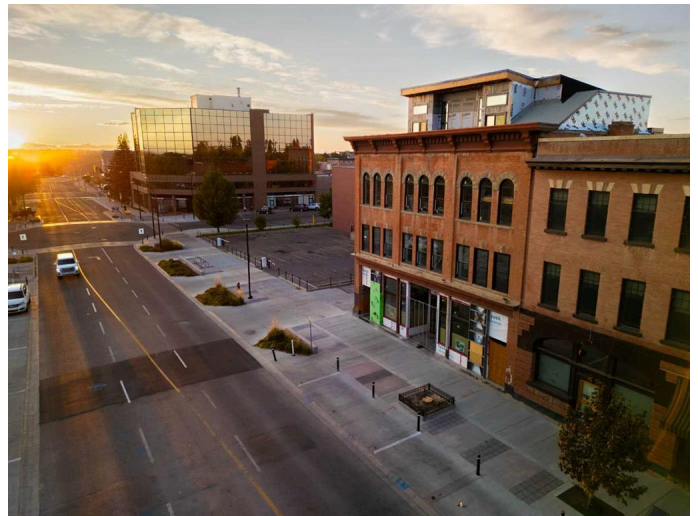
Built in 1906

Essential Information

MLS® #	A2261838
Price	\$2,027
Bathrooms	0.00
Acres	0.06
Year Built	1906
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	411 3 Avenue S
Subdivision	Downtown



City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0H2

Additional Information

Date Listed	October 3rd, 2025
Days on Market	29
Zoning	C-D

Listing Details

Listing Office	Lethbridge Real Estate.com
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