

**AVISON
YOUNG**

DOWNTOWN BUILDING AVAILABLE FOR LEASE



**702 3 AVENUE SOUTH
LETHBRIDGE, ALBERTA**

**Get more
property
information**

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704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

AVISON YOUNG

Property Description

The subject property offers a build-to-suit shell space, providing users the opportunity to customize a space to best suit their individual requirements.

The building spans three floors and includes additional basement space of up to 7,500 SF at no extra cost.

Location Description

The subject property is located on the busy corner 3rd Avenue South and 7th Street South. The site offers a desirable downtown location that is easily accessible using the Bicycle Corridor and is in close proximity to the City Transit Hub, located on 5th Avenue South.

Neighbouring businesses includes multiple banks, Park Place Mall, Casa, Lethbridg Court House, Melcor Centre and more!



Property Overview

Opportunity

Main Floor - 690 SF
Second Floor - 3,660 SF
Mezzanine - 678 SF
Total SF - 5,028 SF

Basement - 7,500 SF

Lease Price

\$14.00 PSF

Additional Rent

\$9.00 PSF (Est.)

Municipal Address

702 3rd Avenue South
Lethbridge, Alberta T1K 0H6

Legal Address

1280JK;34;1

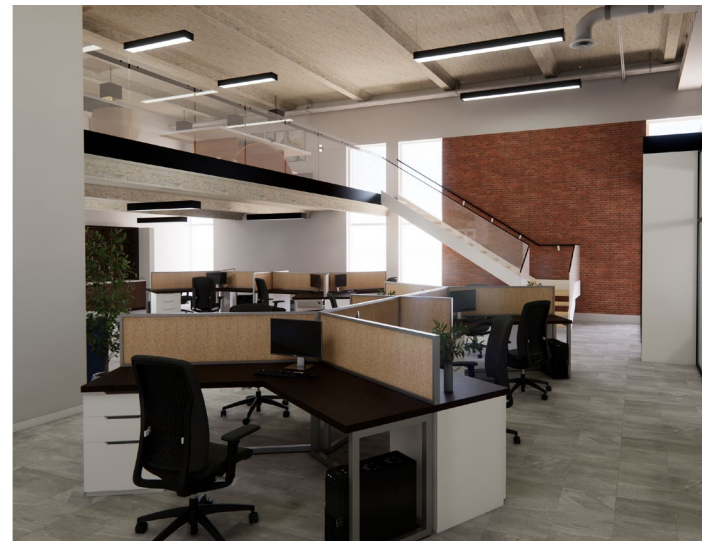
Year Built

1962
Redeveloped in 2024

Zoning

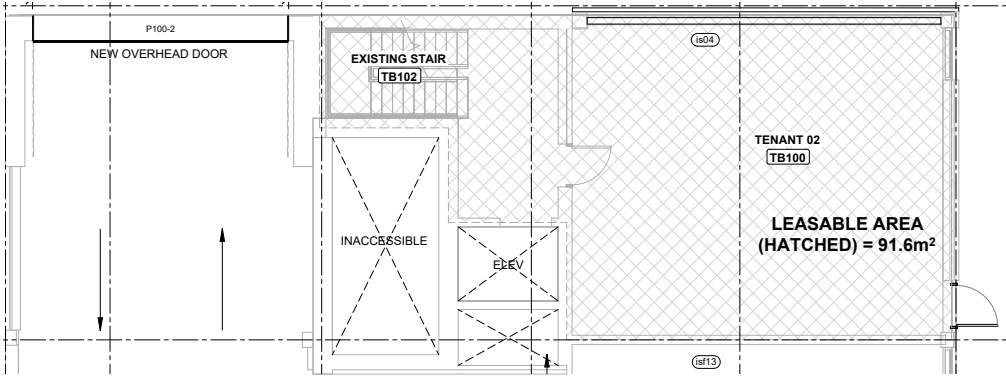
Downtown Commercial (C-D)

CONCEPT RENDERINGS

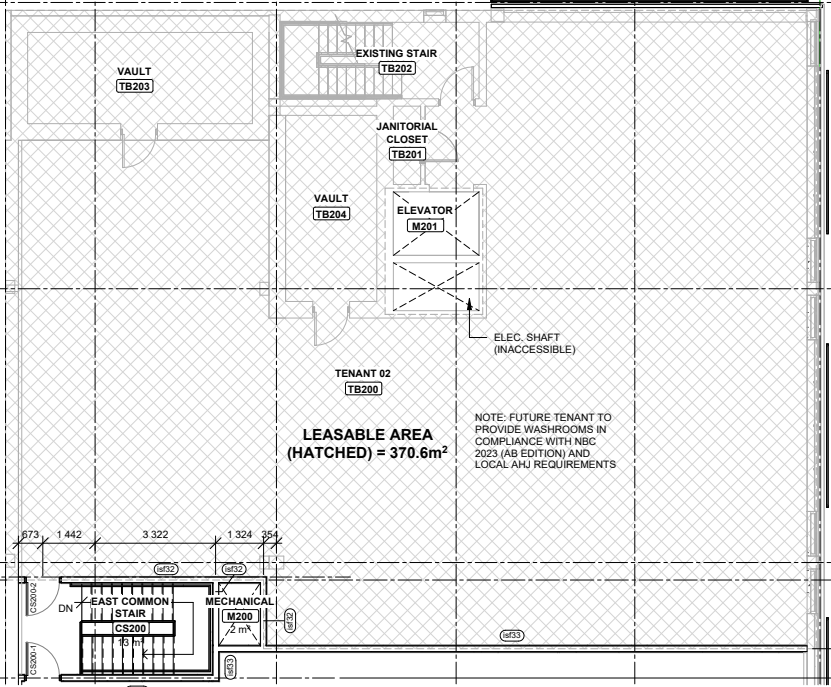


Floor Plans

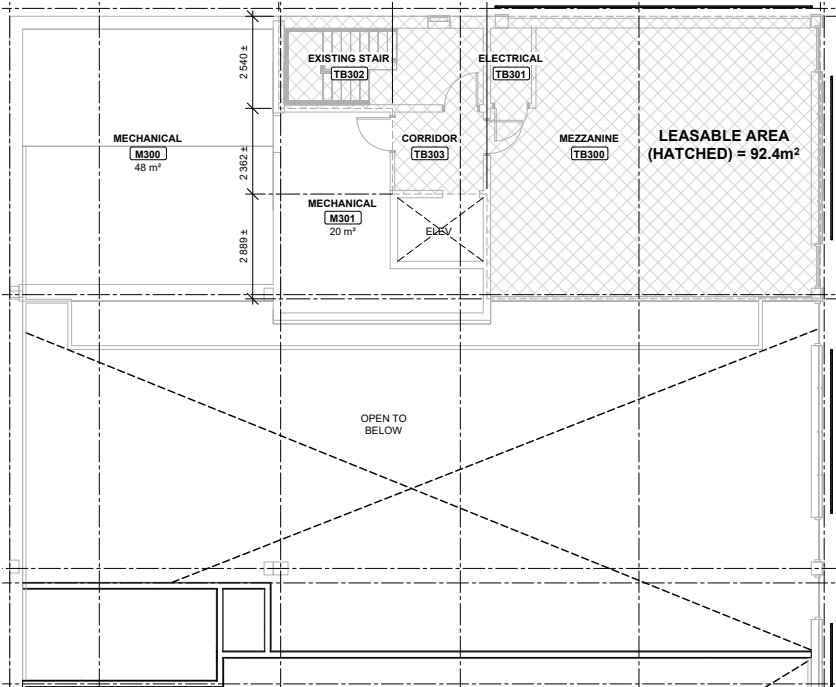
Main Floor



Second Floor



Mezzanine Floor



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