

**AVISON
YOUNG**

Commercial property for sale

327 10 Street South
Lethbridge, AB

PRICE REDUCED



Sale Price
\$1,250,000



Opportunity
8,048 sf
0.34 acres



Possession
Negotiable



**Excellent redevelopment opportunity
with ample parking & flexible layout**

Get more propret information

Ashley Soames

Principal, Vice President

403 942 6692

ashley.soames@avisonyoung.com

Jeremy Roden

Principal, Senior Vice President

403 942 0293

jeremy.roden@avisonyoung.com

Ryan DiFlorio

Associate

587 800 9978

ryan.diflorio@avisonyoung.com



Property Description

An excellent redevelopment opportunity ideal for professional offices with ample parking. A garage provides indoor parking, adding convenience for staff or service vehicles. On the second floor of approximately 1,290 square feet, there is a residential unit with a full kitchen currently being used as a daycare, demonstrating the building's potential for multi-use configurations.

The basement includes an additional 2,591 square feet of usable space not included in the overall square footage. The facility is rated for an occupancy load of up to 300 people and includes 23 parking stalls, which are leased during weekdays. Overall, the property offers a accessible and flexible environment for community organizations looking to establish or expand their presence.

Property Highlights

- Downtown location
- 23 parking stalls
- Alley access
- Occupant load of 300 persons
- New roof in 2020

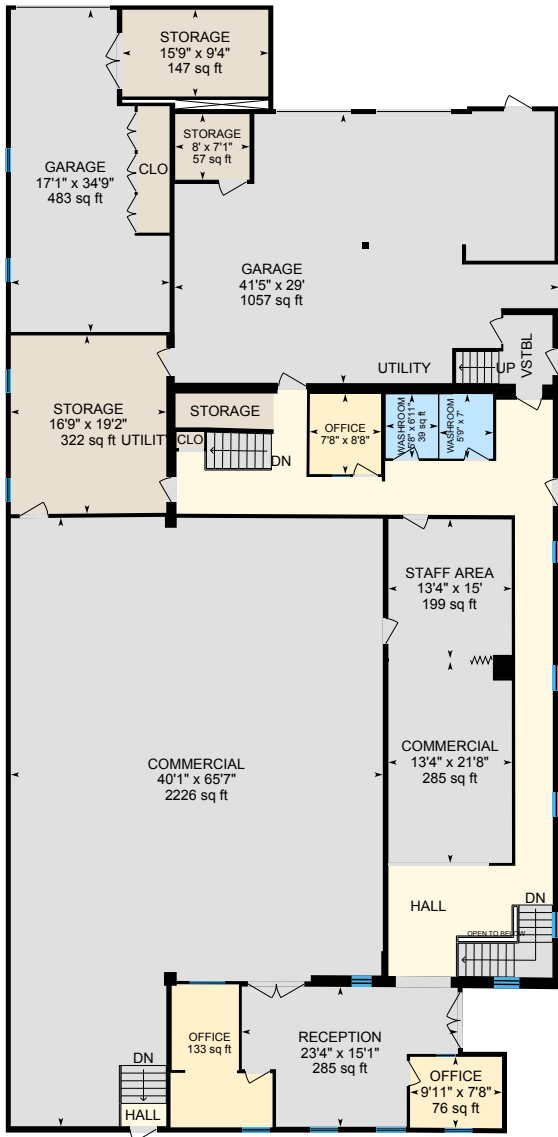
Offering Summary

Opportunity	Main Floor - 6,756 sf Second Floor - 1,290 sf Basement - 2,591 sf
Site Size	0.34 acres
Legal Address	433S;37;27-31
Zoning	General Commercial (C-G)
Sale Price	\$1,250,000
Possession	Negotiable

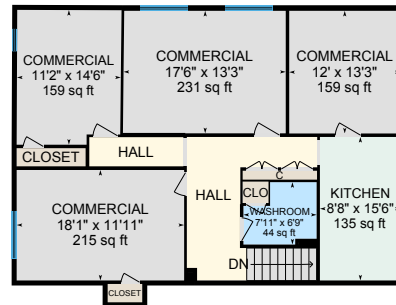
Location Description

Perfectly positioned just off 3 Avenue in downtown Lethbridge, this property offers prime visibility and easy access—including alley entry and rare on-site parking. Surrounded by a strong network of professional, institutional, and community-focused neighbors. The property is within walking distance of Southminster United Church, Yates Memorial Centre, Lethbridge City Hall, the Family Centre, and several other churches and service organizations. Its proximity to these established institutions makes it an ideal setting for non-profits or faith-based groups seeking a connected, walkable location in the city's civic heart.

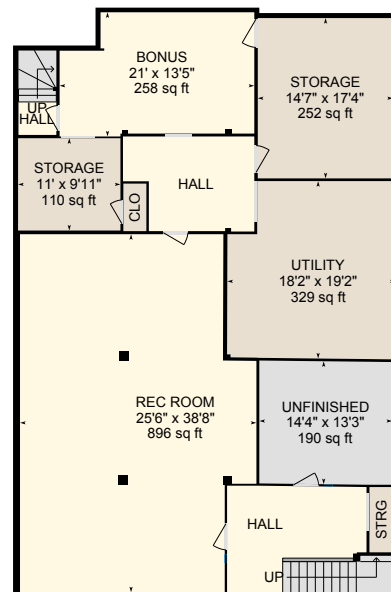
Floor Plan



Main Floor



Second Floor



Basement



AVISON YOUNG

327 10 Street South
Lethbridge, AB T1J 2M7





3 AVENUE SOUTH (3,800 VPD+)

SHERWIN-WILLIAMS
PAINT STORE

HOMES ALIVE
PETS

10 STREET SOUTH

LETHBRIDGE
COUNTY

ST. PATRICK'S
CHURCH

SOUTHMINSTER
UNITED CHURCH

MMH
LAWYERS

STAFFORD DRIVE SOUTH (9,300 VPD+)

2 AVENUE SOUTH

CITY HALL

YATES
MEMORIAL
CENTRE

LCSO

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