

\$4,100,000 - 1621 3 Avenue S, Lethbridge

MLS® #A2240372

\$4,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.50 Acres

Upper Eastside, Lethbridge, Alberta

FOR SALE – Fully Leased Investment Property | 1621 3 Avenue South, Lethbridge. An exceptional opportunity to own a stabilized investment property in the heart of Lethbridge. This 14,720 square foot building is fully leased to Moxie's™s Grill & Bar, a well-established national restaurant brand with a long-term lease in place. Situated on a prominent corner lot, the property features a recently renovated building, a paved parking lot with 19 dedicated stalls, and strong street visibility on a major corridor. This high-traffic location is easily accessible and surrounded by complementary retail, service, and hospitality businesses. Highlights: Tenant: Moxie's™s Grill & Bar (long-term lease). Building Size: 14,720 SF Land Area: Approx. 0.50 acres. Parking: 19 paved on-site stalls. Recent Renovations: Modernized finishes and updated systems. Zoning: C-G (General Commercial). Ideal for investors seeking a passive, income-generating asset with a national tenant and minimal management requirements. Don't miss this rare opportunity in a prime Lethbridge location.

Built in 1980

Essential Information

MLS® #	A2240372
Price	\$4,100,000
Bathrooms	0.00



Acres	0.50
Year Built	1980
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	1621 3 Avenue S
Subdivision	Upper Eastside
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0J7

Amenities

Parking Spaces	19
----------------	----

Exterior

Lot Description	Back Lane, Corner Lot, Paved, Street Lighting, Near Public Transit
-----------------	--

Additional Information

Date Listed	July 16th, 2025
Days on Market	37
Zoning	C-G

Listing Details

Listing Office	Bankers Commercial Real Estate
----------------	--------------------------------

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.