



FOR SALE

803 3RD AVE S Lethbridge, AB

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KPLI
GLOBAL

803 3rd Ave S

Lethbridge, Alberta

TOTAL SIZE

7,785 sf (above grade)

3,331 sf (below grade)

SITE AREA

0.29 Acres

ZONE

C-D

PROPERTY TAX

\$29,513.40 (2026)

CITY ASSESSMENTS

\$1,143,000

PARKING

18 off-street stalls

Located on one of Lethbridge's most recognizable corners, 803 3 Avenue South offers exceptional visibility directly across from CASA and moments from the downtown core. With strong pedestrian and vehicle traffic, convenient access to key amenities, and flexible C-D zoning, this property presents a compelling opportunity for owner-occupiers, investors, and developers seeking immediate functionality and long-term upside.

PRIME CORNER LOCATION

Exceptional visibility on one of Lethbridge's most recognizable intersections, directly across from CASA and moments from the downtown core.

18 OFF-STREET PARKING STALLS

A rare and significant amenity in the downtown market, enhancing convenience for customers, tenants, and staff

INCOME & OPPORTUNITY

One unit leased on a five-year term provides immediate cash flow, while two remaining units offer flexibility for owner-occupancy, additional leasing, or future repositioning

FLEXIBLE C-D ZONING

Supports a broad range of commercial, retail, professional, mixed-use, and redevelopment uses within Lethbridge's urban core



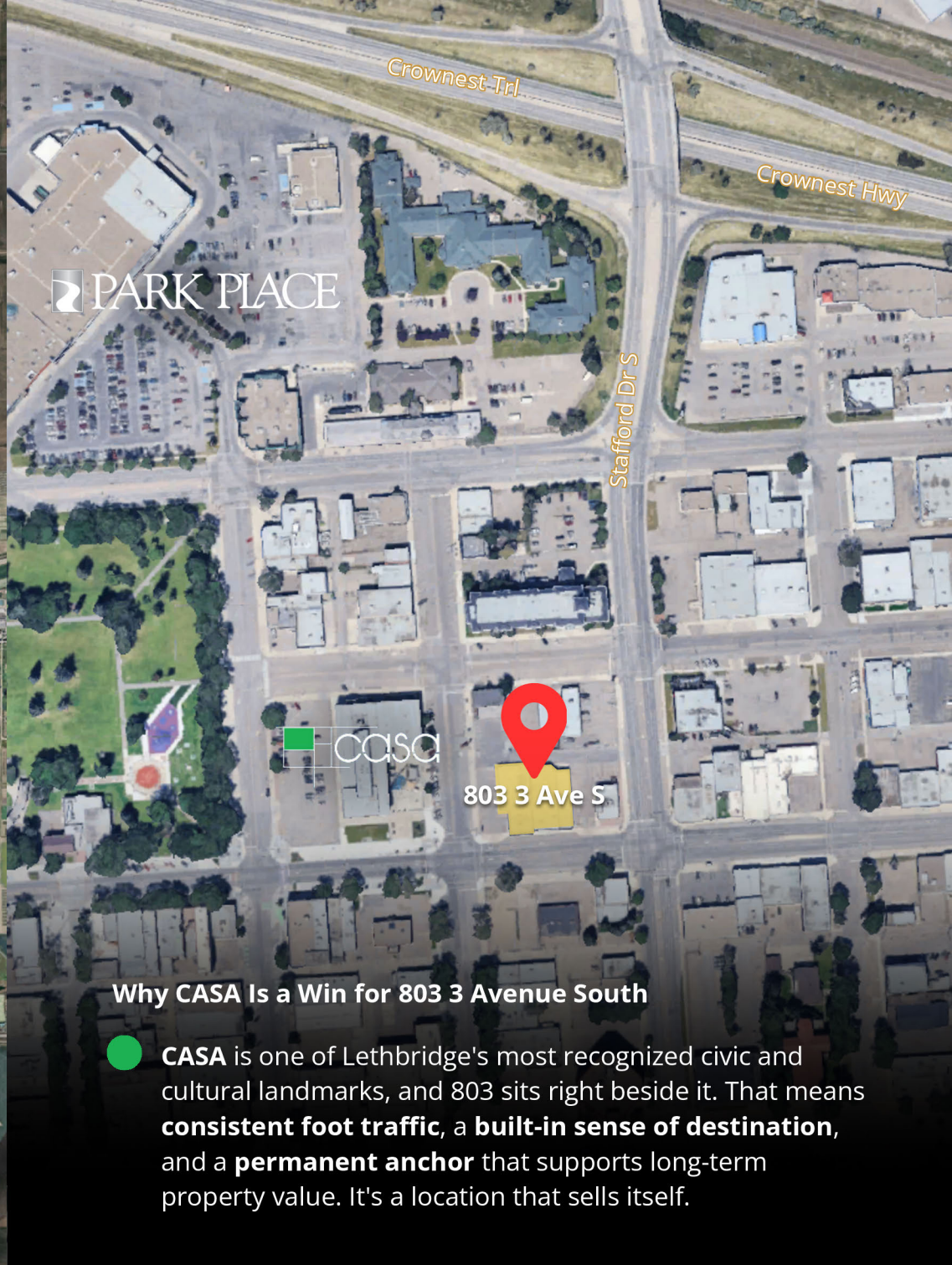
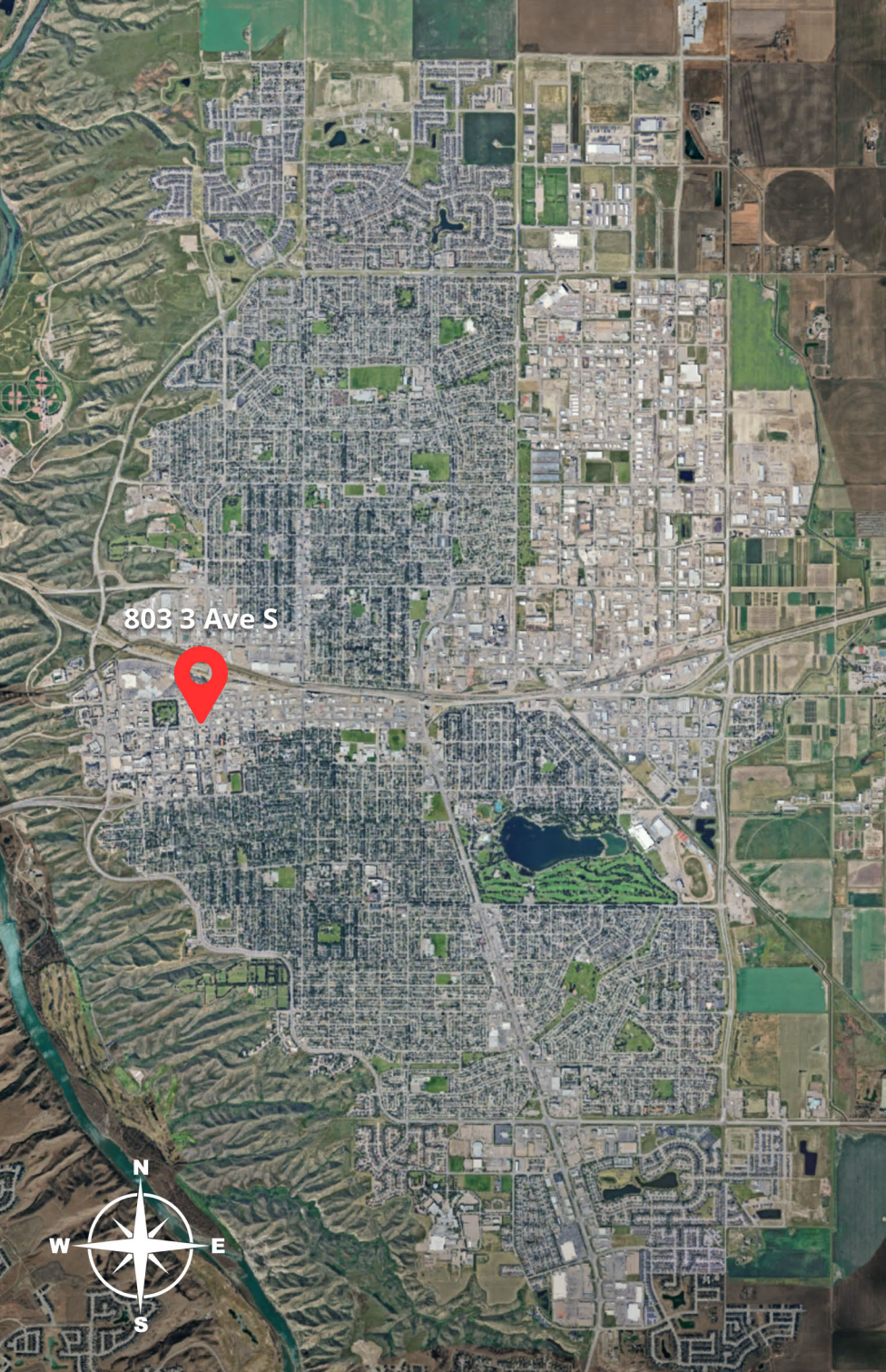
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Why CASA Is a Win for 803 3 Avenue South

- **CASA** is one of Lethbridge's most recognized civic and cultural landmarks, and 803 sits right beside it. That means **consistent foot traffic**, a **built-in sense of destination**, and a **permanent anchor** that supports long-term property value. It's a location that sells itself.



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CONTACT US
FOR MORE INFORMATION



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