

\$1,325,000 - 327 10 Street S, Lethbridge

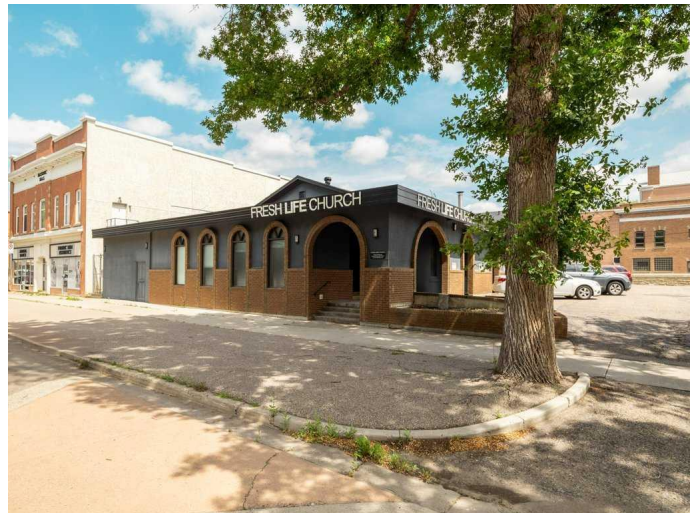
MLS® #A2242135

\$1,325,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.34 Acres

Downtown, Lethbridge, Alberta

This property is ideal for service-oriented groups and non-profits, offering adaptable areas for offices, outreach programs, education, commercial functions, and more. 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 2,482 square feet of usable space not included in the overall square footage. The facility is rated for an occupancy load of up to 100 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. 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 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.

Built in 1946

Essential Information

MLS® #	A2242135
Price	\$1,325,000
Bathrooms	0.00
Acres	0.34
Year Built	1946
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	327 10 Street S
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2M7

Amenities

Parking Spaces	20
----------------	----

Interior

Heating	Central, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Back Lane, Low Maintenance Landscape, Paved
-----------------	---

Additional Information

Date Listed	October 14th, 2025
Days on Market	5
Zoning	General Commercial (C-G)

Listing Details

Listing Office	AVISON YOUNG
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.