

\$2,200,000 - 410 & 424 41 Street S, Lethbridge

MLS® #A2241919

\$2,200,000

0 Bedroom, 0.00 Bathroom,

Land on 2.00 Acres

Wt Hill Business Park, Lethbridge, Alberta

The subject property offers two, one acre parcels for sale in a prime retail location. Opportunities include potential for drive-thru restaurant, gas station, or retail CRU as the parcels are zoned Highway Commercial (C-H). Excellent location in W T Hill Business Park, close to many amenities and services such as: â€¢ High traffic counts in area, 16,900 VPD+ on 43 Street and 25,100 VPD+ on Highway AB-3.

â€¢ Great opportunity for a drive-thru restaurant or gas station.

â€¢ Excellent neighbouring tenant mix, including: Co-op Gas Bar, PIP International, Tim Hortons, Davis Automotive Group, Farm Credit Canada, Fas Gas, Subway, and Best Western.



Essential Information

MLS® #	A2241919
Price	\$2,200,000
Bathrooms	0.00
Acres	2.00
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	410 & 424 41 Street S
Subdivision	Wt Hill Business Park

City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5C8

Exterior

Lot Description	Corner Lot
-----------------	------------

Additional Information

Date Listed	July 21st, 2025
Days on Market	107
Zoning	C-H

Listing Details

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

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.