

\$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:

- High traffic counts in area, 16,900 VPD+ on 43 Street and 25,100 VPD+ on Highway AB-3.

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

- 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
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Additional Information

Date Listed	July 21st, 2025
Days on Market	60
Zoning	C-H

Listing Details

Listing Office	AVISON YOUNG
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