\$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

Additional Information

Date Listed July 21st, 2025

Days on Market 105 Zoning C-H

Listing Details

Listing Office AVISON YOUNG

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