

# \$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 | 17              |
| Zoning         | C-H             |

### **Listing Details**

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

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