

# \$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 | 86              |
| 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.