# \$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 96
Zoning C-H

## **Listing Details**

Listing Office AVISON YOUNG

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