# \$960,000 - 487 41 Street S, Lethbridge

MLS® #A2263463

### \$960,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.33 Acres

Wt Hill Business Park, Lethbridge, Alberta

The subject is located in the WT Hill Business Park. The quality of development in the area is generally good with a number of projects having been completed over the past few years, and some other developments under construction. Businesses in the area include numerous auto dealerships, office facilities, gas stations, restaurants, service commercial facilities, a casino, and hotels. Overall, the subject property is well situated and within close proximity to WT Hill Boulevard, a major thoroughfare through the business park.

This 3,377 square foot free-standing building comprises a entry lobby with reception, waiting area, offices, and exam-rooms, as well as mechanical, files, operating room, and staff lunchroom with good quality, modern finishes throughout. The property features a paved parking lot with 13 stalls and landscaping along the boulevard, making this site attractive from the street with good access and visibility. The property is currently occupied by a long-term tenant with 5+ years remaining on the lease.



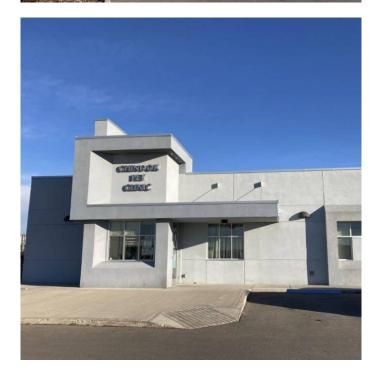
### **Essential Information**

MLS® # A2263463 Price \$960,000

Bathrooms 0.00







Acres 0.33 Year Built 2011

Type Commercial Sub-Type Industrial

Status Active

# **Community Information**

Address 487 41 Street S

Subdivision Wt Hill Business Park

City Lethbridge County Lethbridge

Province Alberta
Postal Code T1J 5C8

## **Exterior**

Lot Description Low Maintenance Landscape, Private, Corner Lot, Paved

#### **Additional Information**

Date Listed October 10th, 2025

Days on Market 25
Zoning C-H

## **Listing Details**

Listing Office AVISON YOUNG

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.