

\$1,350,000 - 417 5 Street S, Lethbridge

MLS® #A2263674

\$1,350,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.22 Acres

Downtown, Lethbridge, Alberta

A rare chance to own a fully leased commercial investment property in the heart of downtown Lethbridge. This well-kept multi-tenant building is home to three established long-term tenants, each on triple net leases with renewal options in place – offering strong income stability and minimal landlord responsibility.

The property features private off-street parking, excellent visibility, and convenient access to nearby restaurants, shops, and professional services. With consistent cash flow and an attractive downtown location, this property is a low maintenance turnkey investment.



Built in 1948

Essential Information

MLS® #	A2263674
Price	\$1,350,000
Bathrooms	0.00
Acres	0.22
Year Built	1948
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	417 5 Street S
Subdivision	Downtown

City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2B6

Additional Information

Date Listed	October 15th, 2025
Days on Market	25
Zoning	C-D

Listing Details

Listing Office	Bankers Commercial Real Estate
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