

\$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.

Built in 2011

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	Corner Lot, Low Maintenance Landscape, Paved, Private
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Additional Information

Date Listed	October 10th, 2025
Days on Market	11
Zoning	C-H

Listing Details

Listing Office	AVISON YOUNG
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