



Desirable commercial land available in West Lethbridge



0.56 acres



Quality retail site



Excellent exposure
(17,600 VPD+)

Get more property information

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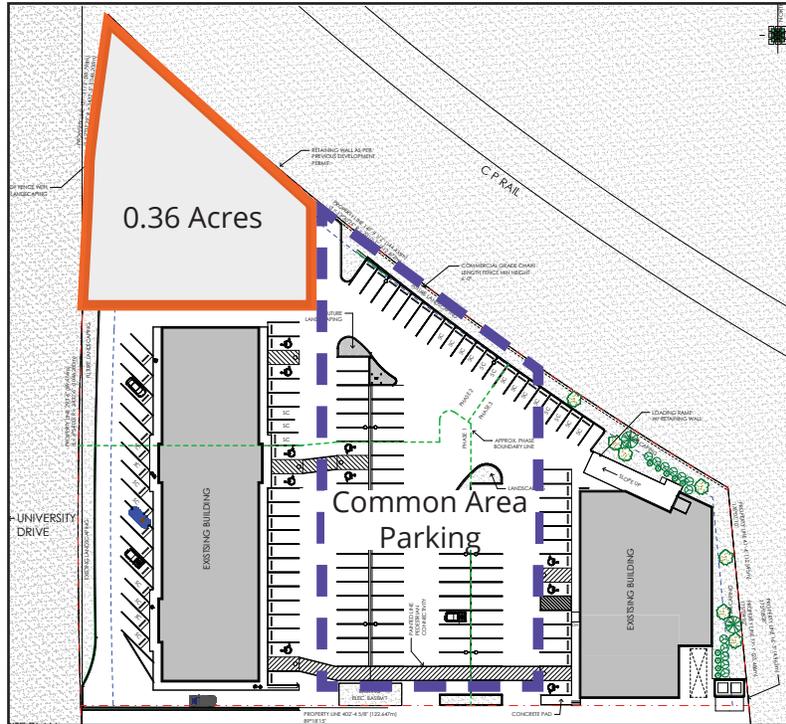
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Property Description

Avison Young is proud to offer a unique opportunity to acquire a total of 0.56 acres of commercial land in the thriving West Lethbridge area.

This offering includes:

- 0.36 acres of vacant land, fully serviced and ready for development
- 0.20 acres of common area parking, providing added convenience and long-term value

Ownership includes a 23% share of the common area parking, ensuring dedicated access and enhancing the functionality of your future development. The parking lot is fully paved and well-lit, ideal for staff and client use.

Location Description

Located in Heritage Station, the site offers an easily accessible location with excellent exposure. Traffic counts exceed 17,600 VPD+ on University Drive and 6,500 VPD+ on Bridge Drive West.

West Lethbridge is home to 40% of the City of Lethbridge's population (40,898 people) and the fastest-growing area of the city.

Offering Summary

Lot Size	0.56 Acres
Zoning	Neighbourhood Commercial (C-N)
Legal Address	Plan 1710564; Condo Plan 1710564 Unit C
Sale Price	\$450,000
Taxes	TBD
Condo Fees	TBD
Possession	Immediate

Property Highlights

- Rare West Lethbridge commercial land opportunity
- Conveniently accessible location
- Strong signage potential and excellent exposure
- Shared common area parking



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