

**AVISON
YOUNG**

Commercial space for sale or lease

498 41 Street South
Lethbridge, AB



Sale Price
Market Rates



Unit Size
1,145 SF up to 4,913 SF



Possession
Negotiable

Lease Price
Starting at \$24 PSF



**Desirable commercial or professional office
property located in the WT Hill Business Park**

**Get more
property
information**

Jeremy Roden
Executive Vice President
D 403 942 0293
jeremy.roden@avisonyoung.com

Ashley Soames
Senior Associate
D 403 942 6692
ashley.soames@avisonyoung.com

Location



Offering Summary

- **Opportunity:** 1,145 SF to 4,913 SF
- **Zoning:** Highway Commercial (C-H)
- **Sale Price:** Market Rates
- **Lease Price:** Starting at \$24.00 PSF
- **Additional Rent:** \$10.50 PSF

Ideal Users



Food / Restaurant Use



Medical / Wellness

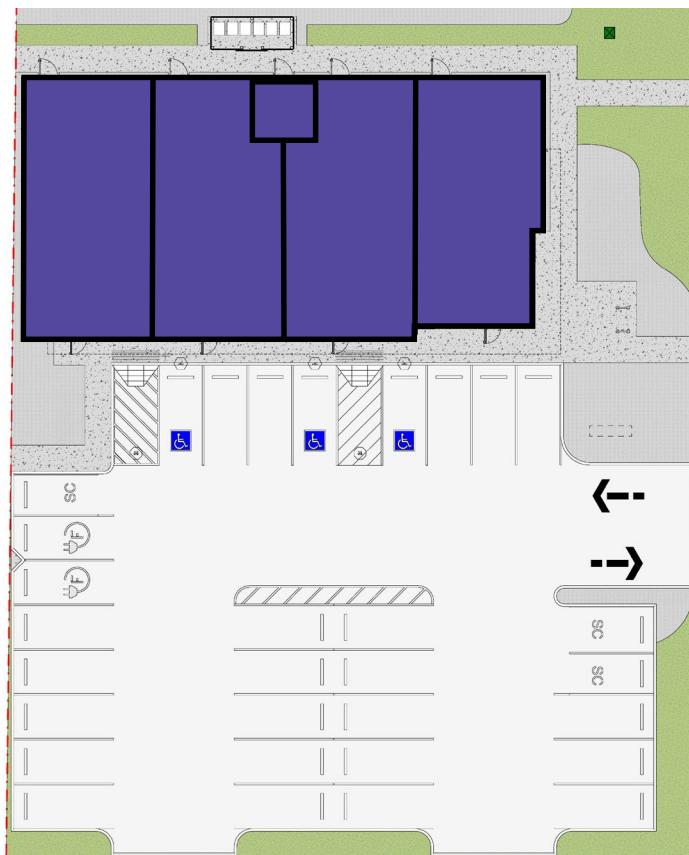


Professional Office Use

Property Highlights

- Flexible unit sizes available. Ideal space for retail or office users
- Excellent location with easy access via 2nd Avenue South, 43rd Street South, Highway 3, and WT Hill Boulevard
- Building & pylon signage available
- On-site, shared parking lot
- CRU's are built to shell and can be customized to best suit tenant
- Possession is negotiable
- Quality neighbouring tenants include Fix Auto, KPC, Co-op Gas Bar, Tim Hortons, BCB Engineering, Tranquility Float Centre and Farm Credit Canada

Site Plan



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Avison Young
704 4th Avenue South, Suite 295
Lethbridge, AB
T1J 0N8, Canada



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