

RETAIL PROPERTY IN LETHBRIDGE FOR SALE

4103 4th Avenue S, Lethbridge

**FULLY
LEASED**



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Richard W. Lewis, SR. ASSOCIATE

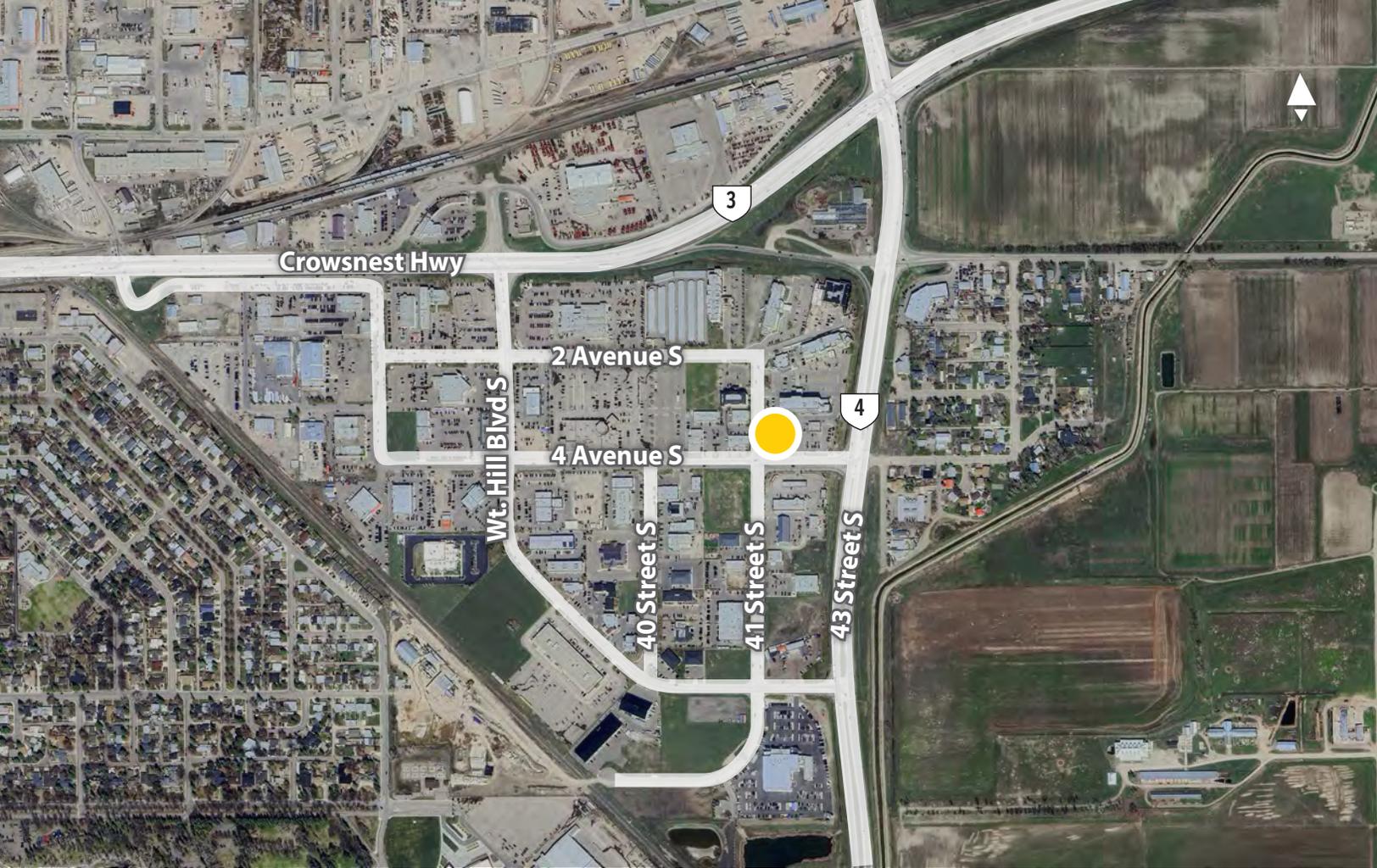
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LOCAL
EXPERTISE
MATTERS



PROPERTY INFORMATION

MUNICIPAL ADDRESS:
4103 4th Avenue S, Lethbridge, AB

LEGAL DESCRIPTION:
Plan 0512968; Block 2; Lot 5
Excepting thereout all mines and minerals

LAND USE DESIGNATION: C-H.

SITE AREA: 0.89 ac (38,768 sq. ft.)

IMPROVEMENTS:
» Fas Gas Plus includes Gas Bar, C-store and Car Wash
» Great Canadian Oil Change – 3-bay Oil Change

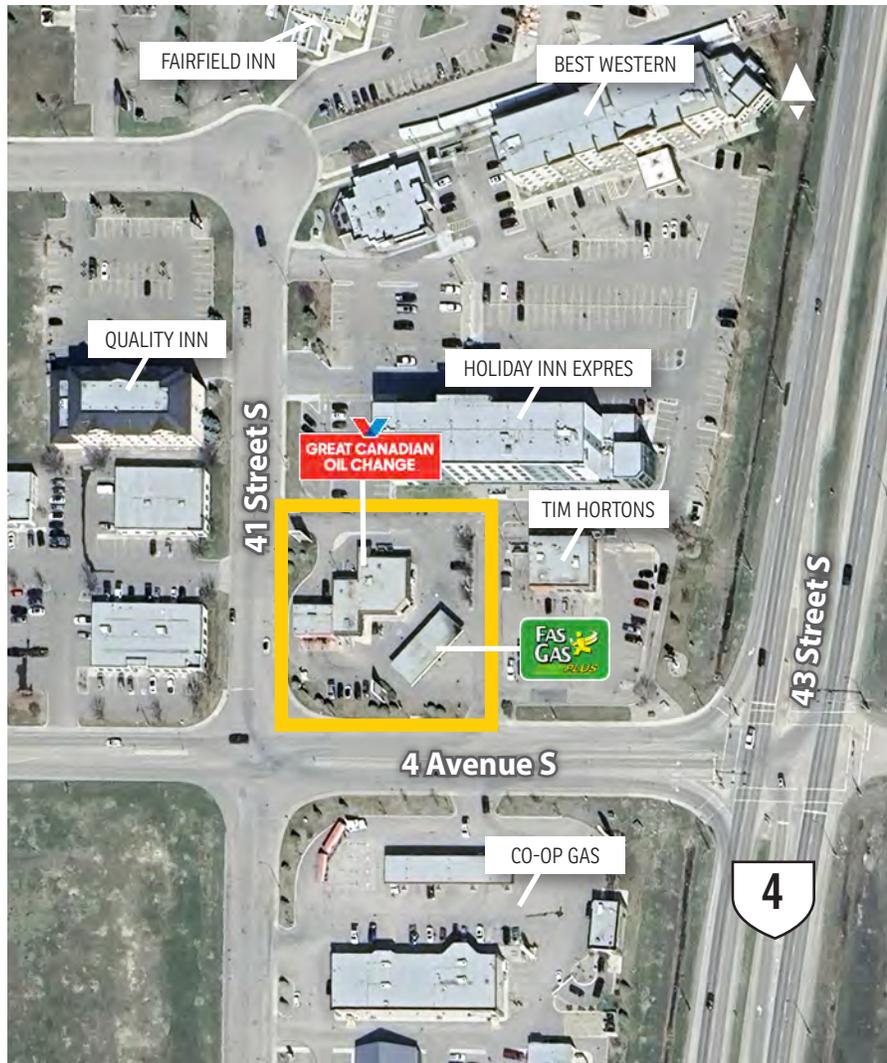
IMPROVEMENT AREA:
Approx. 7,255 sq. ft. total building area

FINANCIAL INFORMATION

2025 PROPERTY TAXES: \$57,701.68

FINANCING: Treat as clear title.

PRICE: \$4,650,000







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