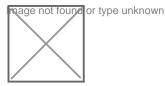


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417 5 STREET S FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLethbridge, Alberta

Listing ID: 32503

MLS ID: A2263674

\$1,350,000



△ JEREMY KOOT

2 (403) 330-3074

Bankers Commercial Real Estate

403-327-1133

417 5 Street S, Lethbridge , Alberta T1J 2B6

Transaction Type

For Sale

Days On Market

21

1948

Zoning

C-D

Subdivision

Downtown

Year Built

Structure Type

Property Type Commercial

Property Sub Type

Mixed Use

Legal Plan 4353S

Mixed Use

Building Area (Sq. Ft.)

7664.00

Building Area (Sq. M.)

712.00

Lot Size (Sq. Ft.)

9384

Lot Size (Acres)

0.22

Inclusions

n/a

Restrictions None Known

Reports

Appraisal, Leases, Title

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.

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