

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

417 5 STREET S FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lethbridge, Alberta



Listing ID:
32503


MLS ID:
A2263674

\$1,350,000



 **JEREMY KOOT**
 (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

85

Zoning

C-D

Subdivision

Downtown

Year Built

1948

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

4353S

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.