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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	Days On Market	Zoning
For Sale	85	C-D
Subdivision	Year Built	Structure Type
Downtown	1948	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	4353S
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
7664.00	712.00	9384
Lot Size (Acres)	Inclusions	Restrictions
0.22	n/a	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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