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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

\$1,275,000



 **JEREMY KOOT**
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 Bankers Commercial Real Estate
 403-327-1133

 417 5 Street S, Lethbridge , Alberta T1J 2B6

Transaction Type For Sale	Days On Market 210	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.

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