



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**410 & 424 41 Street S  
Lethbridge, Alberta**

**MLS # A2241919**



**\$2,200,000**

**Division:** Wt Hill Business Park

**Lot Size:** 2.00 Acres

**Lot Feat:** Corner Lot

**By Town:** -

**LLD:** 33-8-21-W4

**Zoning:** C-H

**Water:** -

**Sewer:** -

**Utilities:** -

The subject property offers two, one acre parcels for sale in a prime retail location. Opportunities include potential for drive-thru restaurant, gas station, or retail CRU as the parcels are zoned Highway Commercial (C-H). Excellent location in W T Hill Business Park, close to many amenities and services such as: • High traffic counts in area, 16,900 VPD+ on 43 Street and 25,100 VPD+ on Highway AB-3. • Great opportunity for a drive-thru restaurant or gas station. • Excellent neighbouring tenant mix, including: Co-op Gas Bar, PIP International, Tim Hortons, Davis Automotive Group, Farm Credit Canada, Fas Gas, Subway, and Best Western.