



GRASSROOTS
REALTY GROUP

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417 5 Street S
Lethbridge, Alberta

MLS # A2263674



\$1,275,000

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,664 sq.ft.

Zoning: C-D

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.22 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

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.