



**30, 491 W T Hill Boulevard S
Lethbridge, Alberta**

MLS # A2298745



\$450,000

Division: Wt Hill Business Park

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,980 sq.ft.

Zoning: C-H

Heating: Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.14 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Position your business for success in this well-appointed office condo located in the established W.T. Hill Business Park. This functional and versatile unit offers an efficient layout ideal for a wide range of professional and service-based users. The space features four private offices, a large reception area suitable for client-facing operations, a kitchenette for staff convenience, and a dedicated storage room. A unique addition is the small shop bay with an overhead door, providing flexibility for light industrial use, deliveries, or specialty operations. The complex is home to a diverse mix of professional and service-oriented businesses including healthcare providers, consulting firms, land services, inspection companies, and financial services creating a strong professional environment with built-in synergy. Located in south Lethbridge, the property benefits from excellent accessibility and proximity to major arterial routes, providing convenient access for both clients and staff. The area is known for its concentration of professional offices, medical users, and service-based businesses, making it a highly desirable location for owner-occupiers or investors alike. The condo complex offers onsite parking and a well-maintained setting, contributing to a professional image for your business while keeping operating costs manageable. Whether you're expanding, relocating, or investing, this is an opportunity to secure a flexible and functional space in one of Lethbridge's established commercial nodes.