



GRASSROOTS
REALTY GROUP

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10, 491 W T Hill Boulevard S
Lethbridge, Alberta

MLS # A2329132



\$585,000

Division: Wt Hill Business Park

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,826 sq.ft.

Zoning: C-H

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.14 Acres

Sewer: -

Lot Feat: -

Inclusions: None

Property Description Well-located office condo investment opportunity in Lethbridge's established Auto Mall district. This 1,826 sf end cap unit is fully leased with a strong net income of \$41,998 and a new 10-year lease in place with a reputable local business, offering investors stable, long-term cash flow. The unit features a functional layout including four private offices, a boardroom, kitchenette, washroom, and a rear shop/storage area with a 16' overhead door. This offering represents a turnkey investment in a proven commercial node with dependable tenancy and long-term upside. **Location Description** Strategically located in the WT Hill Professional Building, the property benefits from excellent connectivity and exposure within Lethbridge's prominent Auto Mall area. The site offers convenient access to Highway 3. Surrounded by a well-established mix of automotive dealerships and professional service providers, including McDonald Nissan, Westwind Honda, Pure Casino, The Bridge Sports Therapy, and BCB Engineering. The area experiences consistent vehicle and customer traffic, supporting long-term tenant stability and demand.