

\$22 - 3405 2 Avenue S, Lethbridge

MLS® #A2258685

\$22

0 Bedroom, 0.00 Bathroom,
Commercial on 1.50 Acres

Wt Hill Business Park, Lethbridge, Alberta

The property includes:

- â€ Front showroom and sales office
- â€ Modern finishes with lots of large windows
- â€ Large automotive service shop and wash bay
- â€ Parts counter and customer waiting area
- â€ Second floor boardroom and office space
- â€ Warehouse part storage
- â€ Large parking lot with drainage

Because there is limited large format vacancy in the Lethbridge market, this is a rare opportunity to lease a commercial space in the prime Lethbridge Auto Mall location with Highway 3 exposure and access. With ample staff and customer parking, the flexible site caters to a wide variety of tenants and uses. The area has a lot of customer draw with a complimentary co-tenancy within a 1 KM radius.

To be respectful of the current operating tenant, please direct all tour requests and inquiries to your real estate agent. Thank you.

Built in 1999

Essential Information

MLS® #	A2258685
Price	\$22
Bathrooms	0.00
Acres	1.50
Year Built	1999



Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	3405 2 Avenue S
Subdivision	Wt Hill Business Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4V1

Exterior

Lot Description	Paved
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Additional Information

Date Listed	September 19th, 2025
Days on Market	7
Zoning	C-H

Listing Details

Listing Office	AVISON YOUNG
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