

**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.