

# \$1,950,000 - 416 8 Street S, Lethbridge

MLS® #A2241314

**\$1,950,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Lethbridge, Alberta

Priced to Sell!!

This well maintained building is for sale in the heart of downtown Lethbridge. The building offers, a private parking lot, offices and warehouse.

The tar and gravel roof was replaced in 2008. Mechanical system includes rooftop air conditioning, 5 forced air furnaces, standard hot water tank.

The existing design allows for the 1 tenant who requires warehouse/open areas and offices or an investor who could demise the space into several units.

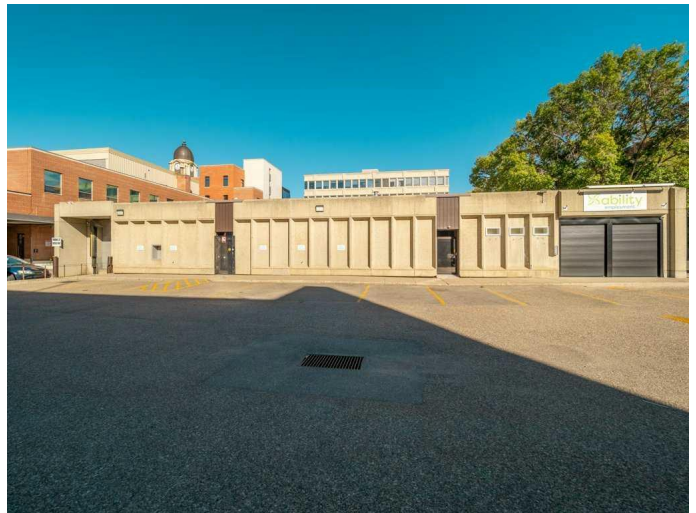
Built in 1970

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2241314    |
| Price      | \$1,950,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1970        |
| Type       | Commercial  |
| Sub-Type   | Mixed Use   |
| Status     | Active      |

## Community Information

Address 416 8 Street S



|             |            |
|-------------|------------|
| Subdivision | Downtown   |
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1J 2J7    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 20              |
| Zoning         | C-D             |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Bankers Commercial Real Estate |
|----------------|--------------------------------|

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