

# \$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.

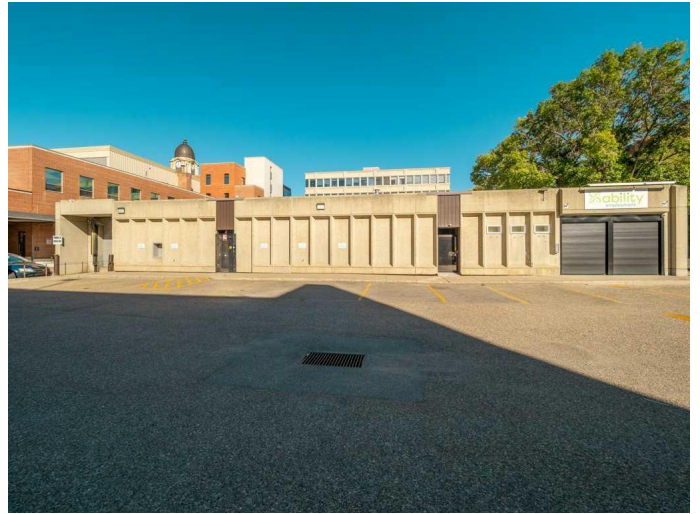
Built in 1970

## 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	7
Zoning	C-D

### **Listing Details**

Listing Office	Bankers Commercial Real Estate
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