



# HIGH TRAFFIC FRONTAGE

498 41st Street South

1,145 sqft - 4,913 sqft Available

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# PROPERTY HIGHLIGHTS

## Year of Build

2024

## Legal Description

Plan: 8593G8; Block: 8

## Zoning

Highway Commercial (C-H)

## Space

Building - 4,913 sf

Lot - 0.49 acres

## Pricing

\$24 psf

## Additional Rent

\$10.50 psf

## Possession

Fall 2024

## Parking

On-site, shared parking lot

## Signage

Building and pylon

## Traffic

32,600 visitors per day

# PROPERTY INFORMATION

## Customize + built to suit CRU Space

The subject property is located in the desirable WT Hill Business Park. Multi-tenant property with flexible units sizes available from 1,145 sqft - 4,913 sqft.

Excellent location with easy access via 2nd Avenue South, 43rd Street South, Highway 3 and WT Hill Boulevard. Ideal for commercial or professional office tenants.

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CRU's are built to shell and can be customized to best suit tenant needs.

Quality neighbouring tenants include Fix Auto, KPC, Co-Op, Tim Hortons, BCB Engineering, Tranquility Float Centre and Farm Credit Canada.

## Demographics

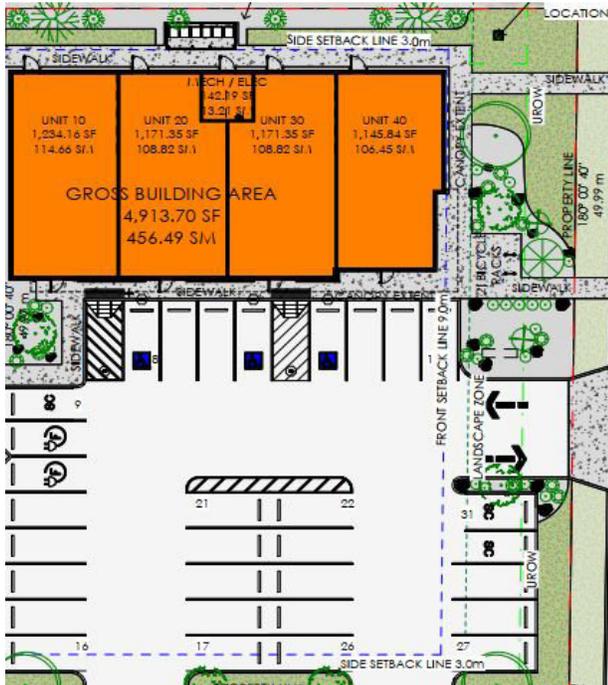
Population of 106,000 people.

Median family income of \$82,000.

A population of over 340,000 in the Lethbridge Trade Area.

Steady population growth of 2.3% expected.

# GALLERY



# POSSIBLE USES



General Office



Food & Drink

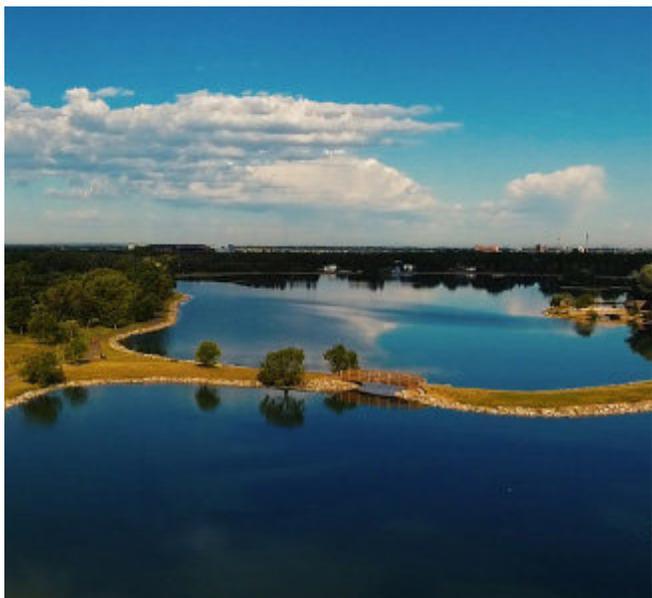


Medical



Wellness

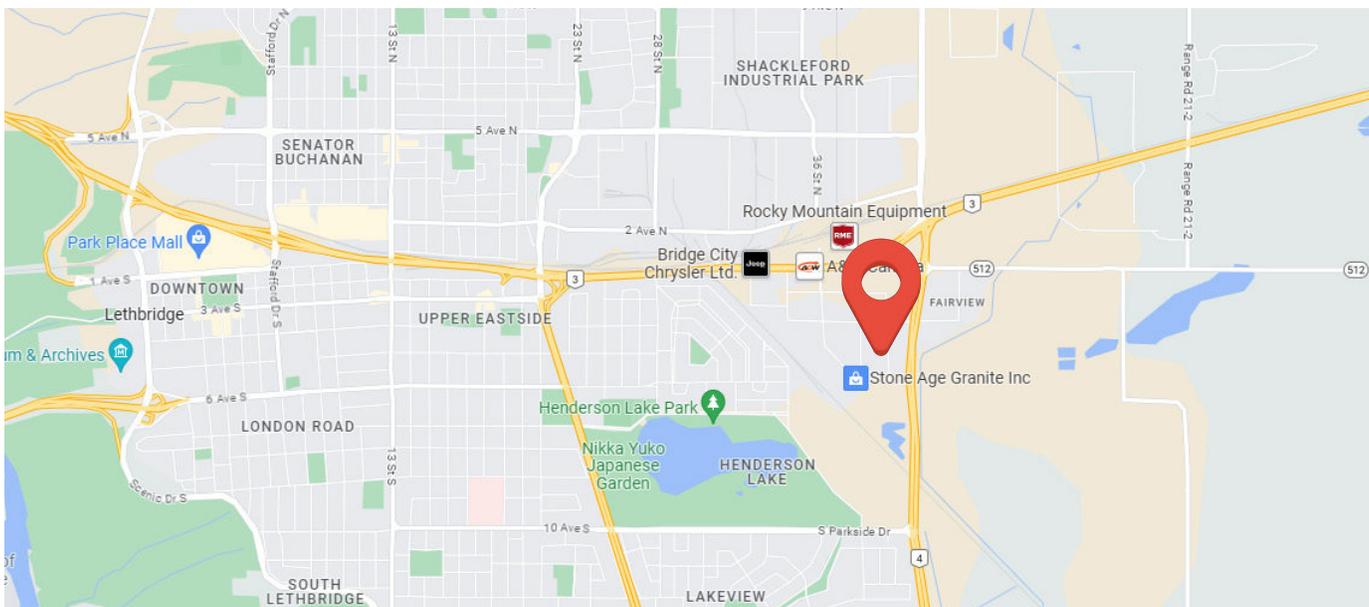
# LOCATION



Close distance to Henderson Lake.



Close to Highway 3 & Adjacent to 43 St.



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