

# \$2,340 - 20, 4012 4 Avenue S, Lethbridge

MLS® #A2215418

**\$2,340**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Wt Hill Business Park, Lethbridge, Alberta

Amazing commercial space for lease in the heart of WT Hill Business Park! Over 1650 square feet of open bright modern commercial space featuring built-in shelving, plenty of lighting, a private office and washroom plus ample storage space at the back. This prime spot is immaculate great visibility and accessibility with lots of parking making it an attractive option for business looking to establish or expand their presence in Lethbridge. \$17/sf for rent and \$10/sf additional rent Contact your REALTOR and come see it for yourself.

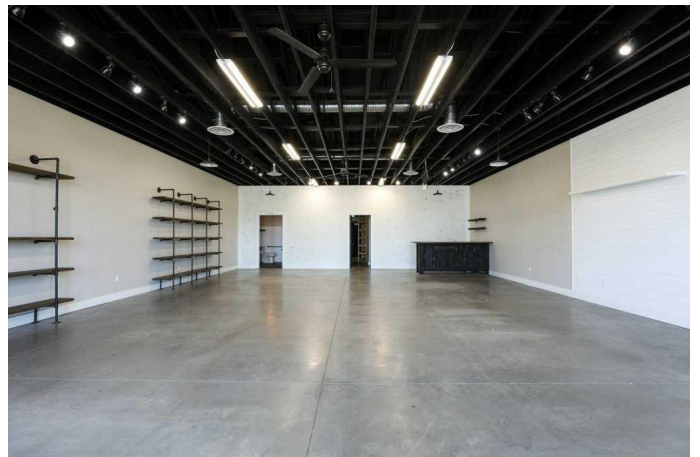
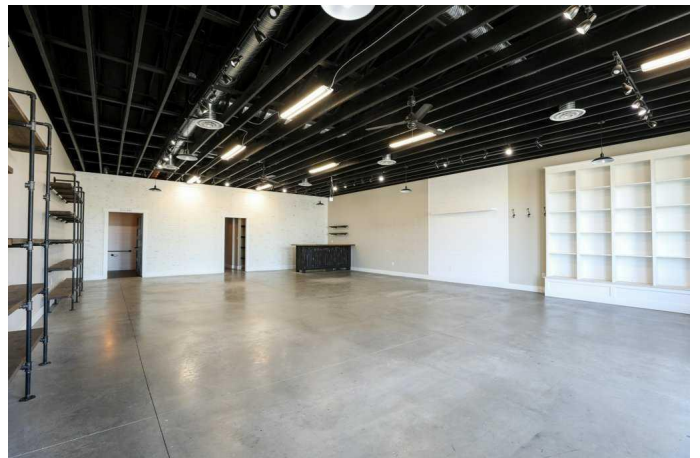
Built in 2018

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2215418   |
| Price      | \$2,340    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2018       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 20, 4012 4 Avenue S   |
| Subdivision | Wt Hill Business Park |
| City        | Lethbridge            |
| County      | Lethbridge            |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | t1j5m6  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 3                |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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