

# \$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.

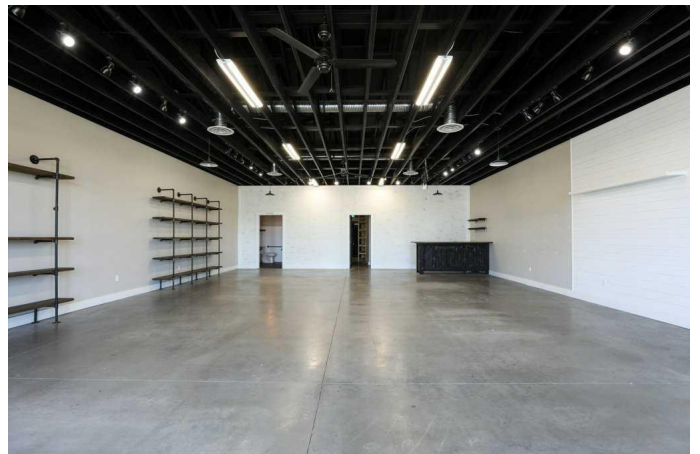
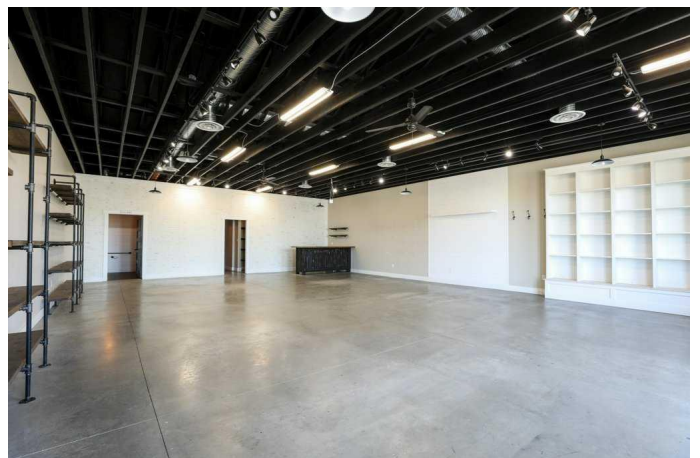
Built in 2018

## 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	116

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.