

**AVISON
YOUNG**

For sale

491 WT Hill Boulevard South, Unit 10
Lethbridge, AB



Stable office condo investment opportunity in the WT Hill Business Park, secured by a 10-year lease with a reputable local tenant.

Get more property information

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Platinum member



Property Description

Well-located office condo investment opportunity in Lethbridge's established Auto Mall district. This 1,826 sf end cap unit is fully leased with a strong net income of \$41,998 and a new 10-year lease in place with a reputable local business, offering investors stable, long-term cash flow.

The unit features a functional layout including four private offices, a boardroom, kitchenette, washroom, and a rear shop/storage area with a 16' overhead door. This offering represents a turnkey investment in a proven commercial node with dependable tenancy and long-term upside.

Location Description

Strategically located in the WT Hill Professional Building, the property benefits from excellent connectivity and exposure within Lethbridge's prominent Auto Mall area. The site offers convenient access to Highway 3.

Surrounded by a well-established mix of automotive dealerships and professional service providers, including McDonald Nissan, Westwind Honda, Pure Casino, The Bridge Sports Therapy, and BCB Engineering. The area experiences consistent vehicle and customer traffic, supporting long-term tenant stability and demand.

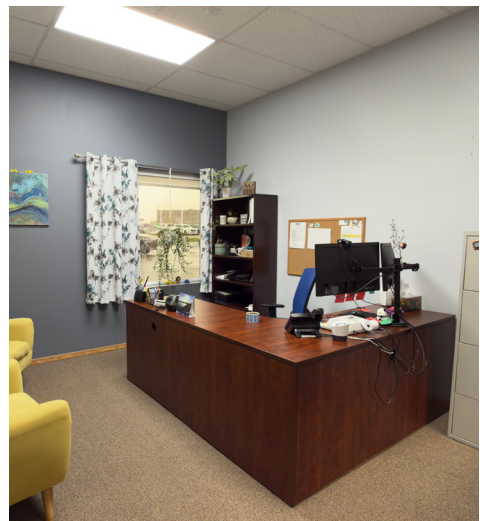
Offering Summary

Opportunity	1,826 sf
Legal Address	0910883;1
Zoning	Highway Commercial (C-H)
Sale Price	\$585,000
Property Taxes	\$10,147.65 (2026)
Condo Fees	\$245.00 + GST / Month
Possession	Negotiable

Property Highlights

- 10-year lease with a strong tenant
- Stable reliable income stream
- Flexible office/shop layout
- Rear 16' overhead door
- End cap with added exposure
- Prime WT Hill Business Park location

Photos



Floor Plan



This floor plan is provided for illustrative purposes only and is not to scale.
All dimensions, areas, and layouts are approximate and subject to verification.



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