

# RETAIL PROPERTY IN LETHBRIDGE FOR SALE

4103 4th Avenue S, Lethbridge

**FULLY  
LEASED**



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Richard W. Lewis**, SR. ASSOCIATE

C: **403-703-8474**

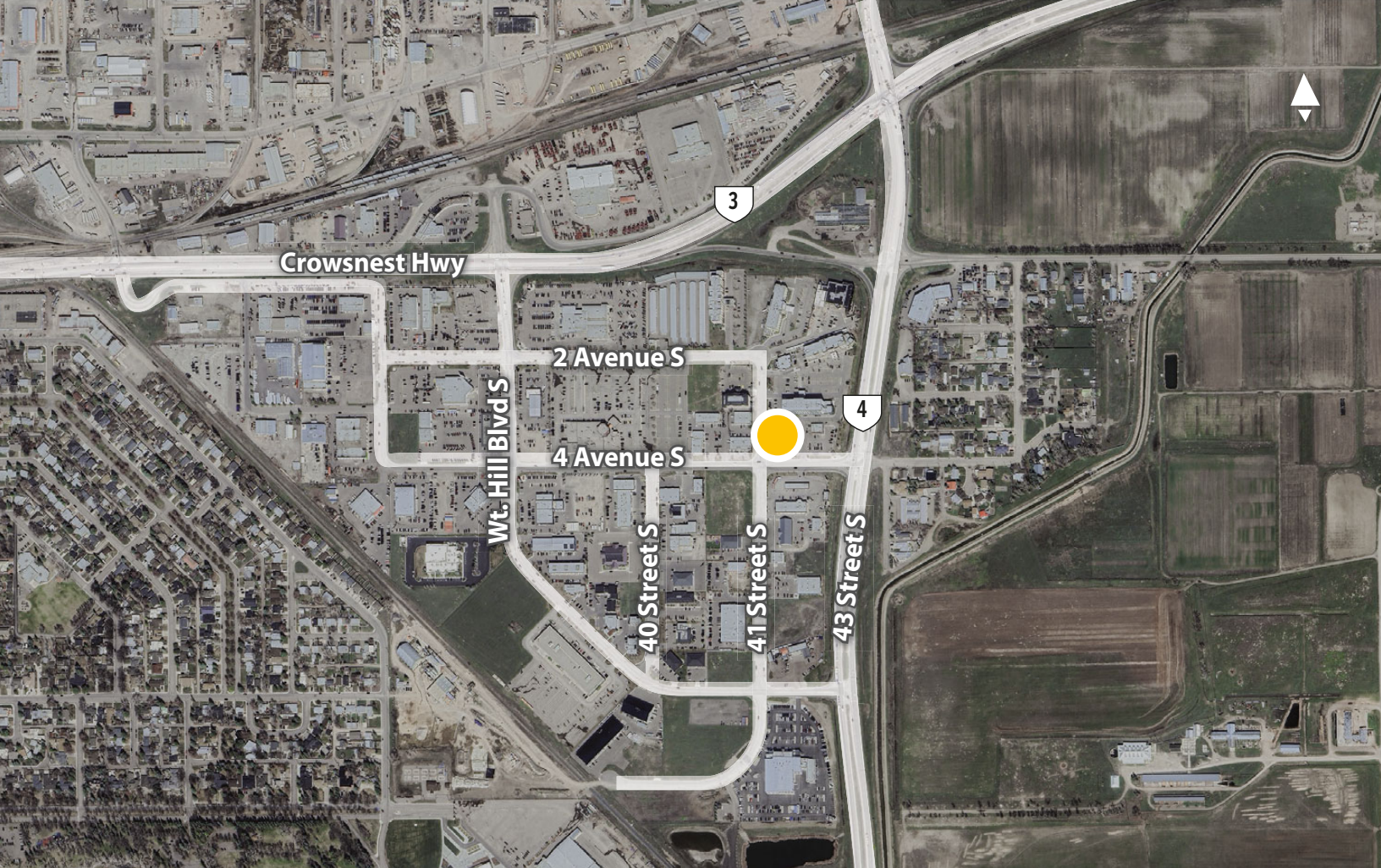
O: **403-290-0178**

[rlewis@barclaystreet.com](mailto:rlewis@barclaystreet.com)



LOCAL  
EXPERTISE  
MATTERS





## PROPERTY INFORMATION

**MUNICIPAL ADDRESS:**  
4103 4th Avenue S, Lethbridge, AB

**LEGAL DESCRIPTION:**  
Plan 0512968; Block 2; Lot 5  
Excepting thereout all mines and minerals

**LAND USE DESIGNATION:** C-H.

**SITE AREA:** 0.89 ac (38,768 sq. ft.)

**IMPROVEMENTS:**  
» Fas Gas Plus includes Gas Bar, C-store and Car Wash  
» Great Canadian Oil Change – 3-bay Oil Change

**IMPROVEMENT AREA:**  
Approx. 7,255 sq. ft. total building area

## FINANCIAL INFORMATION

**PROPERTY ASSESSMENT:** \$2,313,000

**PROPERTY TAXES (2024):** \$56,865.80

**FINANCING:** Treat as clear title.

**PRICE:** \$4,650,000











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