

\$2,950,000 - 1475 St Edward Boulevard N, Lethbridge

MLS® #A2240134

\$2,950,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.64 Acres

St Edwards, Lethbridge, Alberta

Prime Investment Opportunity â€“ Fully Leased 13,000 SF Property This 13,000 SF commercial property offers a strong investment opportunity with \$204,293 in NOI and long-term tenants in place. Escalating lease rates will push the NOI over \$220,000 in 2026, ensuring continued growth. A large parking lot presents the potential to develop additional CRUs, further increasing revenue. Donâ€™t miss this chance to secure a high-performing asset with built-in upside!



Built in 1979

Essential Information

MLS® #	A2240134
Price	\$2,950,000
Bathrooms	0.00
Acres	1.64
Year Built	1979
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	1475 St Edward Boulevard N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H2P9

Exterior

Lot Description Paved, Street Lighting, Near Shopping Center, Near Public Transit

Additional Information

Date Listed July 15th, 2025

Days on Market 65

Zoning C-N

Listing Details

Listing Office Bankers Commercial Real Estate

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.