

# RETAIL PROPERTY IN LETHBRIDGE FOR SALE

4103 4th Avenue S, Lethbridge

**FULLY  
LEASED**



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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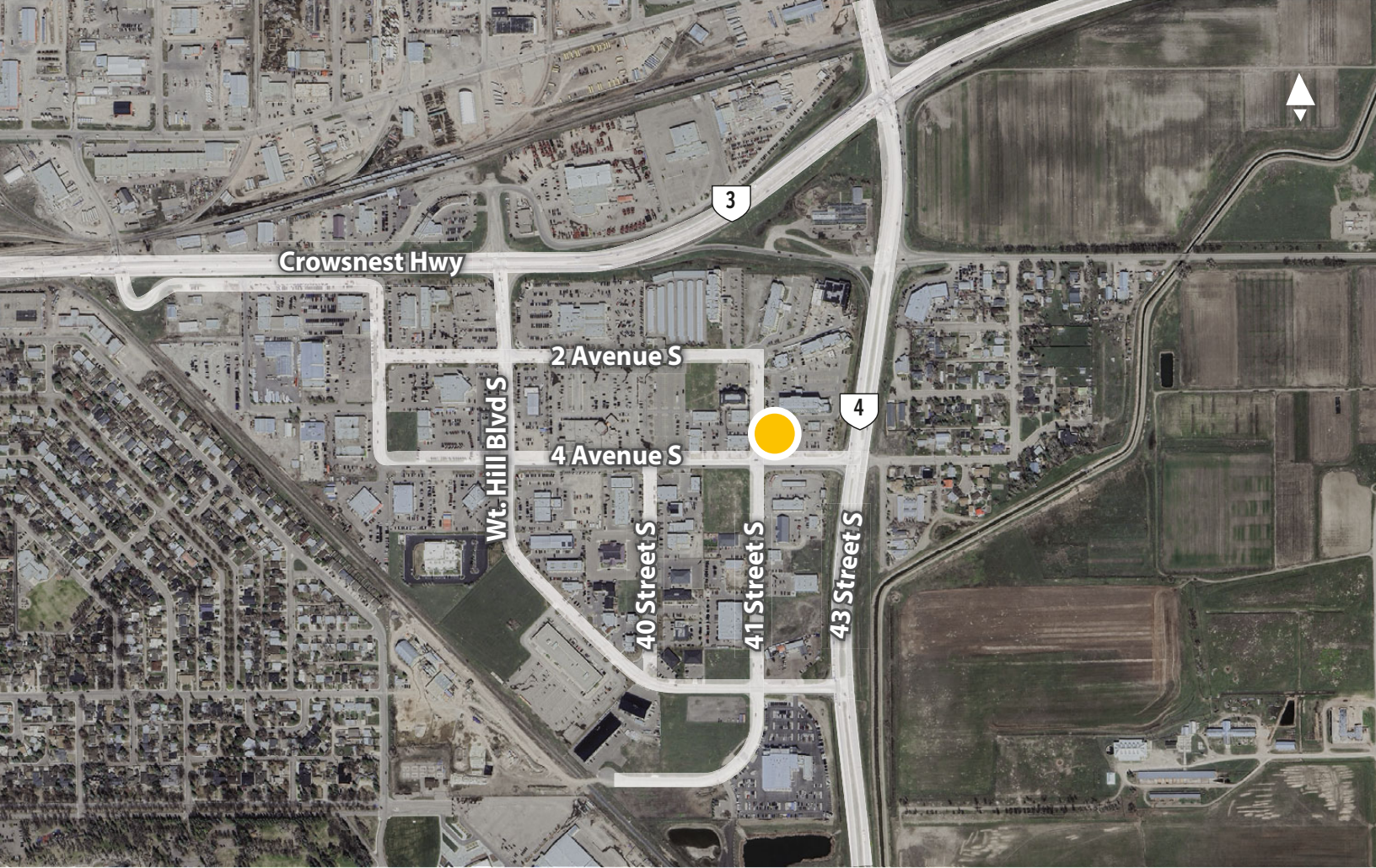
LOCAL EXPERTISE MATTERS

CELEBRATING

**50** YEARS

1973-2023





## 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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