

# \$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      56  
Zoning                  C-N

**Listing Details**

Listing Office           Bankers Commercial Real Estate

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