



Commercial property for lease

553 40 Street South, Unit 1
Lethbridge, AB



**Modern professional
space for wellness
or office users in a
well-positioned location**



1,900 sf



Modern &
flexible layout



Convenient
location

Get more property information

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Property Description

This 1,900 sf move-in ready space offers a highly functional layout featuring a welcoming reception area and lobby, six private offices/treatment rooms, a staff room, storage area, and a barrier-free washroom. Select treatment rooms are equipped with plumbing and shower facilities, making the space well suited for medical, health and wellness, personal services, or professional office users.

The contemporary improvements include an app-controlled lighting system that allows users to customize lighting colour and intensity, creating a comfortable and adaptable environment for staff and clients. The unit also benefits from excellent natural light, attractive curb appeal, and a professional business setting.

Location Description

Situated in the WT Hill Business Park, the subject property benefits from a strategic south Lethbridge location with convenient access to Highway 3 and 43 Street South.

The surrounding area features a diverse mix of professional offices, medical and wellness practitioners, and a variety of commercial businesses, creating a vibrant and well-established business environment.

Offering Summary

Opportunity	1,900 sf
Legal Address	0613205;5;19
Zoning	Highway Commercial (C-H)
Lease Price	Market Rates
Additional Rent	\$11.88 psf*
Possession	Move in ready

*Utilities are separate

*Includes waste removal, landscaping, and snow removal

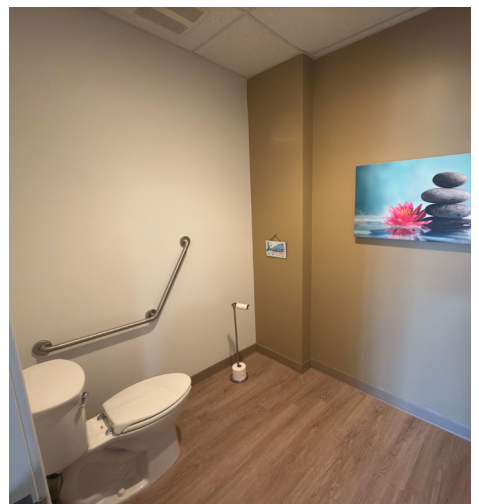
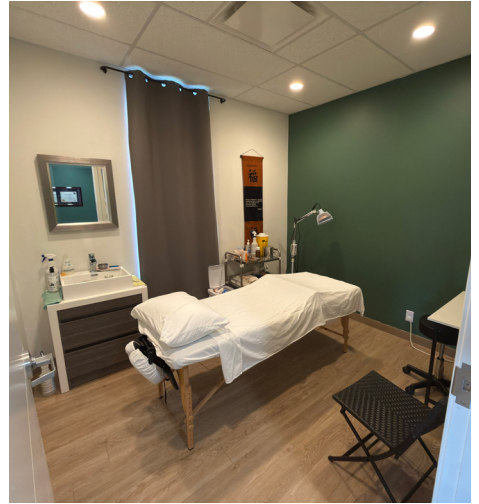
Property Highlights

- Modern and professional unit
- Great space for a medical or wellness user
- App-controlled lighting system
- Excellent signage potential
- Conveniently accessible location
- Shared on-site parking and one rear parking stall

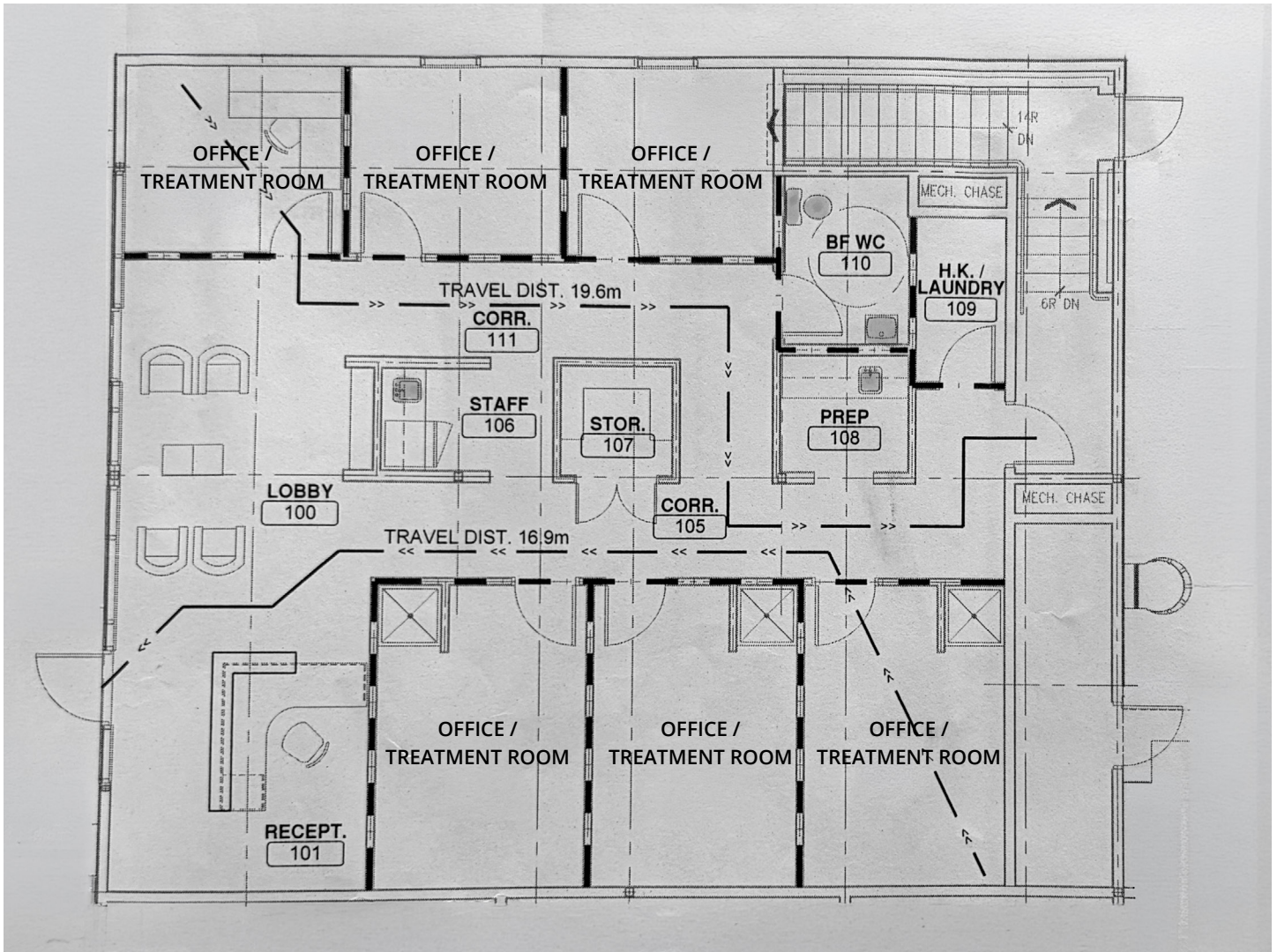


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Property Photos



Floor Plan





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