

\$20 - 240, 876 Heritage Boulevard W, Lethbridge

MLS® #A2232490

\$20

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Heritage Heights, Lethbridge, Alberta

Now available at 876 Heritage Blvd West â€” a clean, functional, and versatile commercial unit in a prime west side location. With approximately 900 sq. ft., this space is perfect for a variety of professional, wellness, or service-based businesses â€” including counselling, healthcare, boutique fitness, or administrative offices.

The space is in excellent condition with a flexible, open layout ready to be customized to your needs. Whether you're planning private offices, a client-facing studio, or a collaborative setup, this unit gives you a strong foundation to build on.

Why Your Clients Will Love It:

Safe, west side location in a highly visible and easily accessible area

Ample shared parking right outside the door â€” no street battles for spots

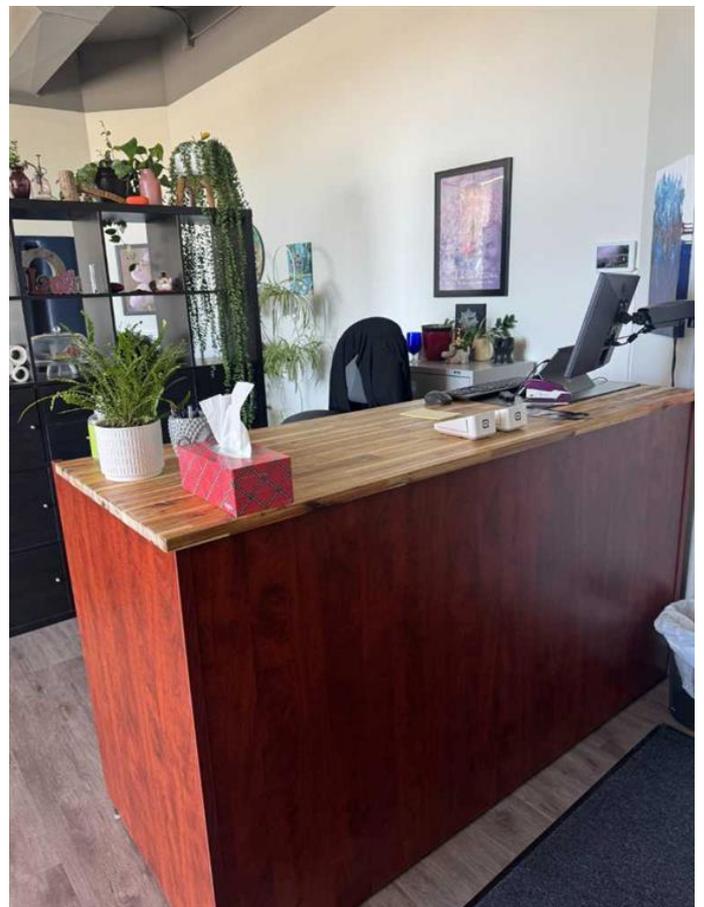
Located in a professional commercial complex with strong neighbouring tenants, including:

Eye care clinic

Dental office

Insurance provider

Law firm



Veterinary clinic

Unit Highlights:

Approx. 900 sq. ft. of adaptable commercial space

Bright and professional presentation

Signage opportunities on both exterior walls

Shared washroom facilities

Kitchenette/pantry area

Well-managed building with excellent curb appeal

High-exposure location just off Whoop-Up Drive

Built in 2018

Essential Information

MLS® #	A2232490
Price	\$20
Sold Price	\$20
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	240, 876 Heritage Boulevard W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta

Postal Code T1K8G1

Additional Information

Date Listed June 18th, 2025

Date Sold July 4th, 2025

Days on Market 16

HOA Fees 0.00

Listing Details

Listing Office CLEARVIEW PROPERTY MAN



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