

# \$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

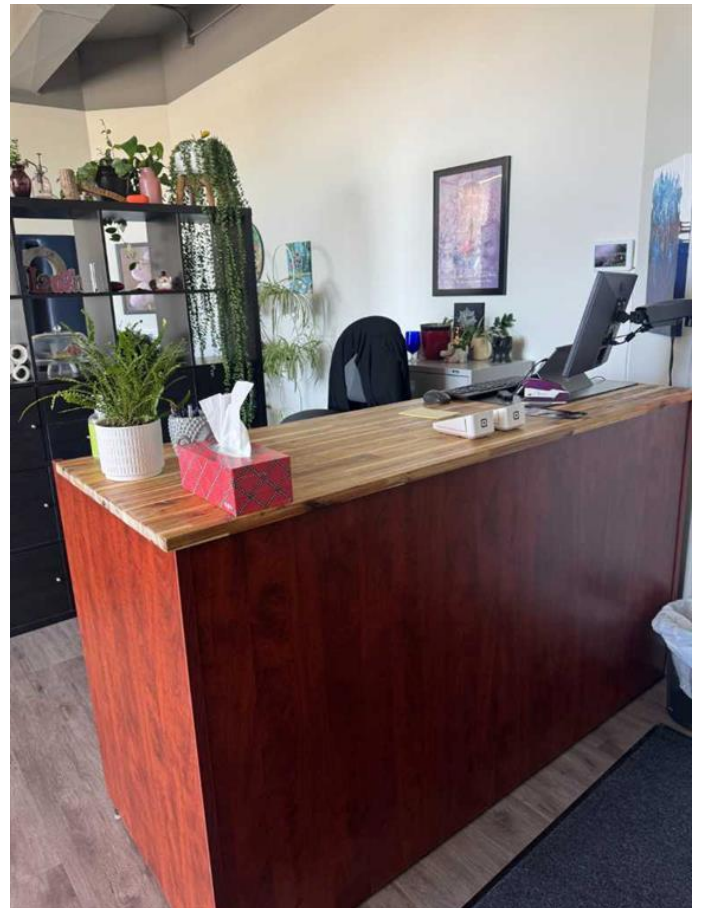
Located in a professional commercial complex with strong neighbouring tenants, including:

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
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Mixed Use
Status	Active

**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  
Days on Market        10

**Listing Details**

Listing Office            CLEARVIEW PROPERTY MAN



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