

**AVISON  
YOUNG**

## Industrial shop for sale or lease

Agri-Business Opportunity  
Lethbridge County, AB T1K 8G8



**New industrial building for  
sale or lease on 2.93 acres  
with three pull-through bays**



15,240 SF shop building  
available on 2.93 acres



Attractive tax rate



Highway access

**Get more  
information**

**Doug Mereska**

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**Vinko Smiljanec**

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**AVAILABLE**

**Lot 10  
2.94 Acres  
includes shop**

## Property Description

Industrial building for lease or for sale on 2.93 acres in a desirable rural industrial park. The building features three pull-through industrial bays, office space, and potential for mezzanines. This property includes the 15,420 SF +/- building on 2.93 acres of land. For more information on this opportunity please contact an Associate.

## Location Description

Located southeast of Lethbridge along Highway 4 with ease of access to Lethbridge and the surrounding area. With lower municipal taxes than the City of Lethbridge, this rural location is a great site for industrial development. Neighbouring businesses include Ritchie Bros. Auctioneers, GM Autobosy, Dgrain Inc., and P&H Wilson Siding.

## Offering Summary

Opportunity:	15,420 SF shop
Site Size:	2.94 Acres
Legal Address:	210940;1;7
Zoning:	Rural Grouped Industrial
Sale Price:	Property with Building \$2,990,000
Lease Price:	\$10.00 PSF
Additional Rent:	\$2.00 PSF (Estimated)

## Property Highlights

- Lower taxes than the City of Lethbridge
- Great highway access
- Potential for rail

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# Highway 4 Shop & Land



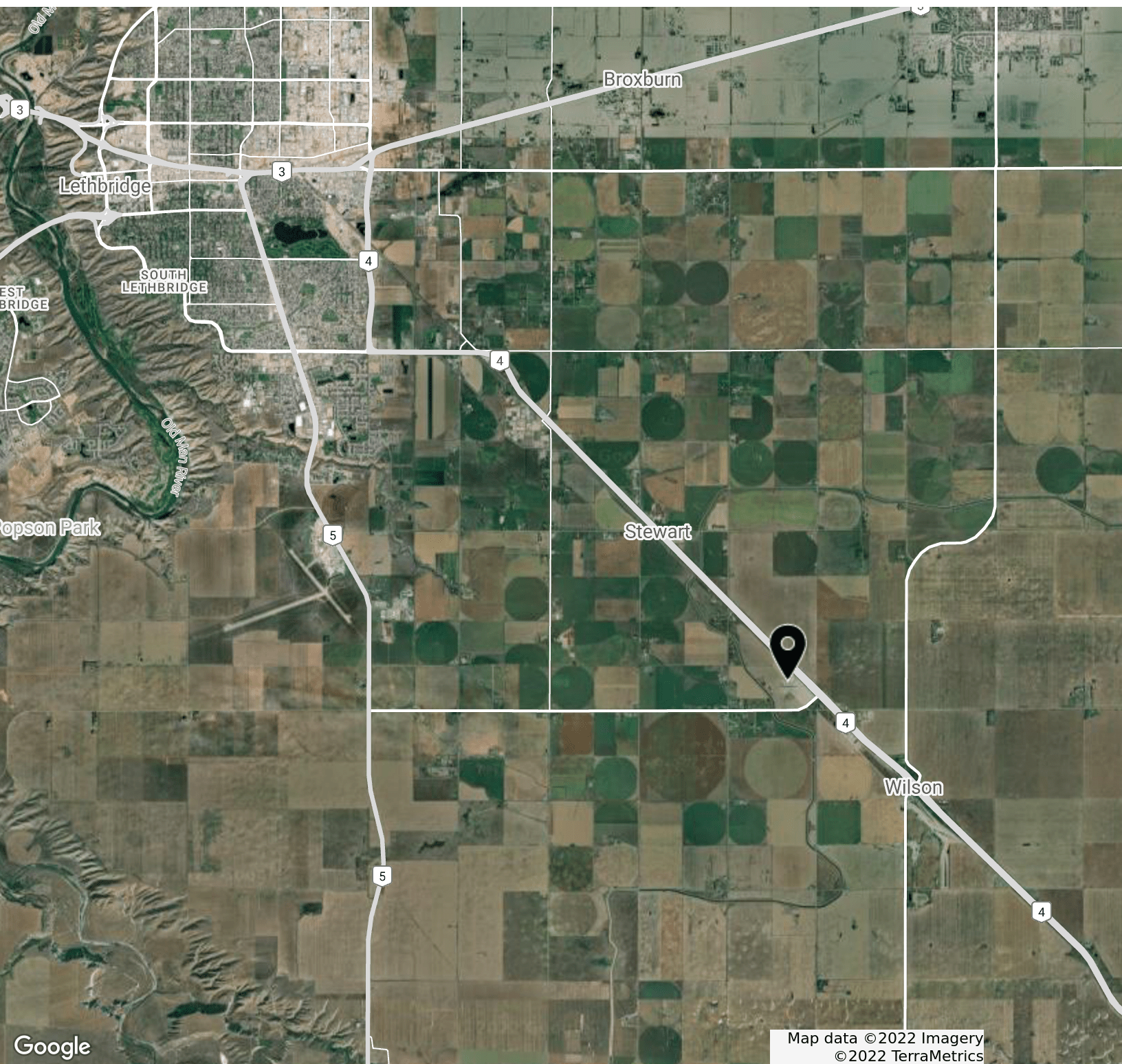
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