

**AVISON
YOUNG**

For sale

3790 32 Street North
Lethbridge, AB



Prime industrial land available in the Sherring Industrial Park
Fully serviced & strategically located site

Get more property information

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Property Description

This stripped and graveled industrial site offers flexible development options for a wide range of uses. Zoned General Industrial (I-G) there are a number of permitted and discretionary uses to accommodate a wide range of potential users including but not limited to; storage, automotive shops, building trades, equipment sales, farm supplies, general manufacturing, and warehousing. All City of Lethbridge utilities are available to the site, as well as fiber optic internet which was recently installed throughout the park.

Location Description

Located in the Sherring Industrial Park, the site offers great access and exposure from 32 Avenue North and is nearby the high-trafficked Giffen Road North.

Neighbouring businesses include Triple M Housing, Cruise Movers, Instream, Electrical Solutions, Inc, RBG Construction Ltd., and Builder's Channel Inc. The parcel has only one neighbor to the south of the site, Sentinel Storage.

Offering Summary

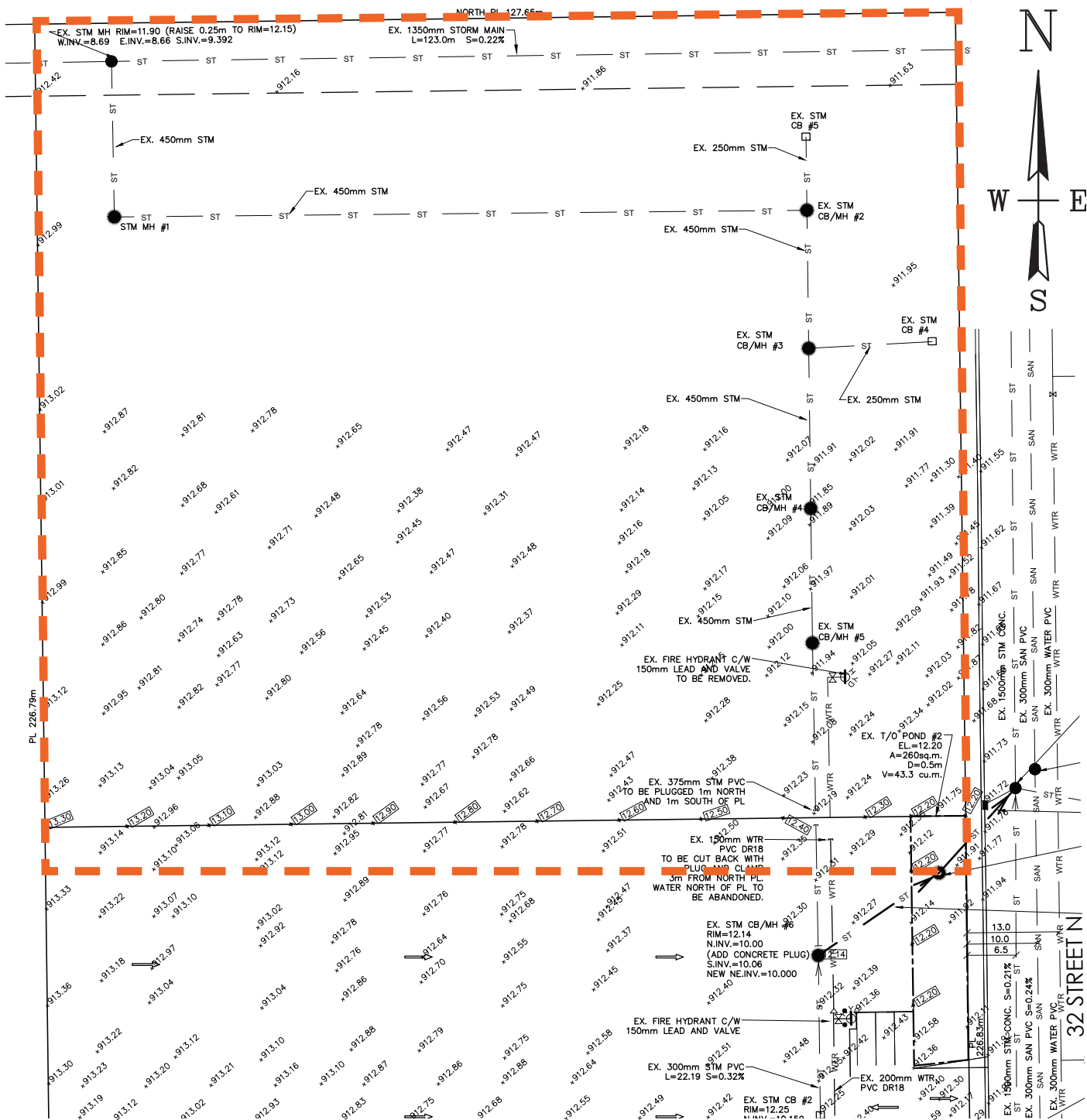
Opportunity	3.52 acres
Legal Address	0715287;5;13
Zoning	General Industrial (I-G)
Sale Price	\$1,250,000
Taxes	\$34,979.91 (2025)
Possession	Negotiable

Property Highlights

Site work completed including:

- Catch basins
- Stripped and graveled
- Secure lot, fenced and gated
- Utilities at or near property line

Site Plan





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