

INDUSTRIAL FREESTANDING BUILDING

// 77,000 SF on 3.30 Acres

INVESTMENT SALE

2930 9 Avenue North, Lethbridge, AB



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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 2930 9 Avenue North, Lethbridge, AB



PROPERTY OVERVIEW

- Quality tenant; BASF Agriculture Solutions Canada Inc.
- Current income of \$654,500 CAD per annum
- Building has been fitted for chemical manufacturing/storage
- LED lighting throughout
- Multiple access points
- Close proximity to Highway 3 and Highway 4
- Approximately 2 hour from Calgary and 1 hour to Canada/US Border



PROPERTY DETAILS // 2930 9 Avenue North, Lethbridge, AB

District: Lethbridge Industrial

Zoning: I-G (Industrial General)

Year Built: 1973

Square Footage: Total: **77,000 SF**

Lot Size: 3.30 Acres

Clear Height: 14' - 18'

Loading:
2 Drive-in doors (8'w x 10'h)
1 Drive-in door (8'w x 10'h)
1 Drive-in door (8'w x 10'h)
3 Dock doors (8'w x 10')
1 Dock door (8'w x 8'h)

Power: 600 Amps (TBV)

Sprinklers: Yes

NOI: \$654,500.00

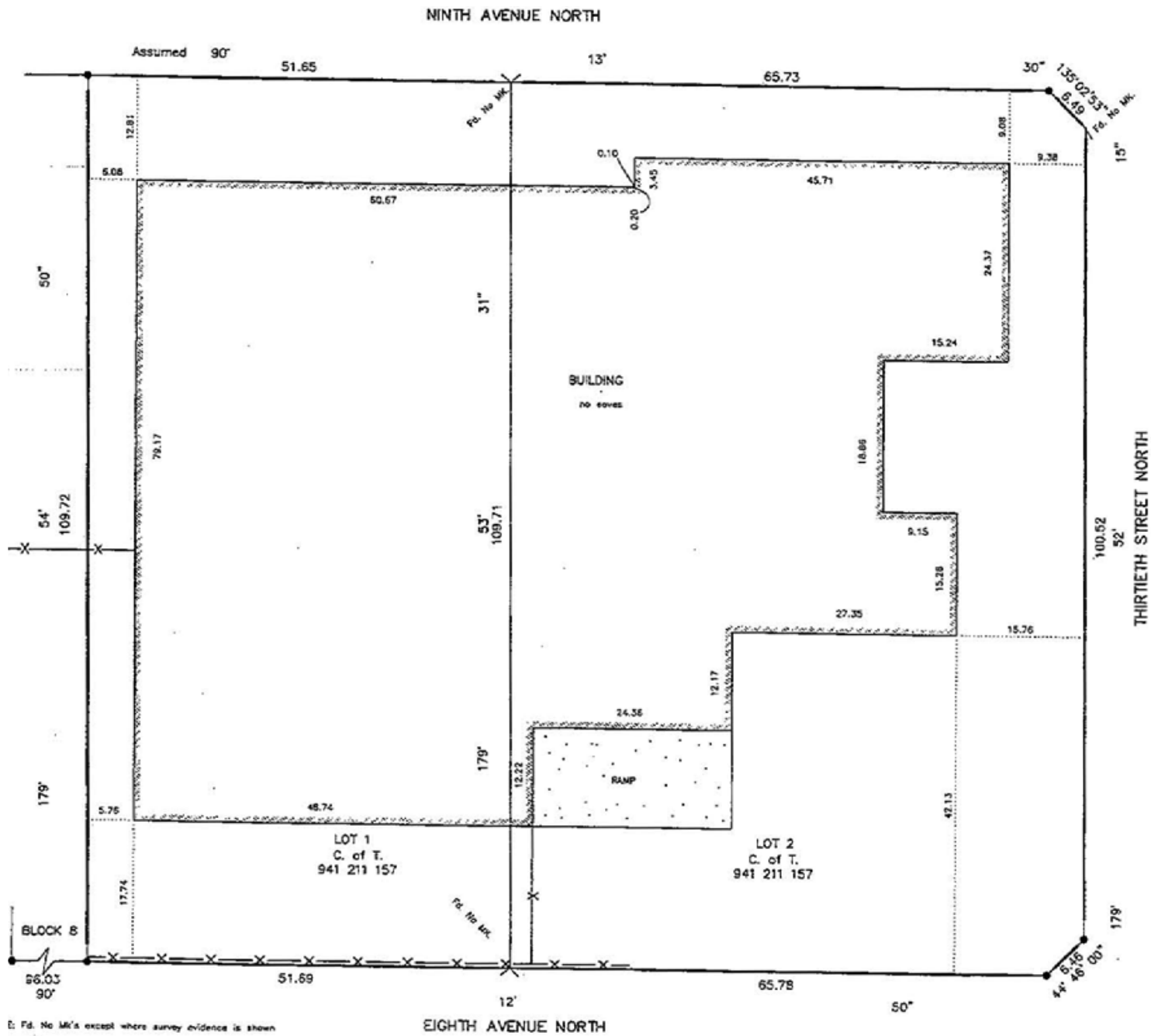
Cap Rate: 7.40%

Sale Price: **\$8,900,000.00**

Property Tax Est. (2025): \$191,252.14



PROPERTY FLOOR PLAN // 2930 9 Avenue North, Lethbridge, AB





Drive Times:

Hwy 4 and Hwy 3: **4 minutes**

City of Calgary: **Est. 2 Hours**

Canada/US Border: **Est. 1 Hour**



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