

Frontier Business Park

Availability:	8 to 18 acres available Please contact to discuss options further
Legal Address:	1113171;1;5
Zoning:	Rural General Industrial (RGI) or Business Light Industrial (BLI)
Sale Price:	\$245,000 - \$395,000 per acre

Opportunity

- Frontier Business Park offers up to 18 acres of Industrial land for sale in a prime location in the Lethbridge County. This desirable development provides a new frontier for Southern Alberta businesses looking to take advantage of this high traffic rural site with easy highway access, while still being adjacent to the City of Lethbridge.
- The developer will consider built-to-suit lease option as well.

Advantages

- High visibility
- Convenient access to 43 Street and Highway 3
- Lower Lethbridge County taxes
- Appealing possession timeline

Possession

- Negotiable

Ideal Uses

The business park will be ideal for development of industrial operations, especially those that require large yards.

The park is best suited for the development of warehousing, manufacturing, trucking and logistical operations. Please contact an Associate to discuss how your business could fit into this new quality focused development.

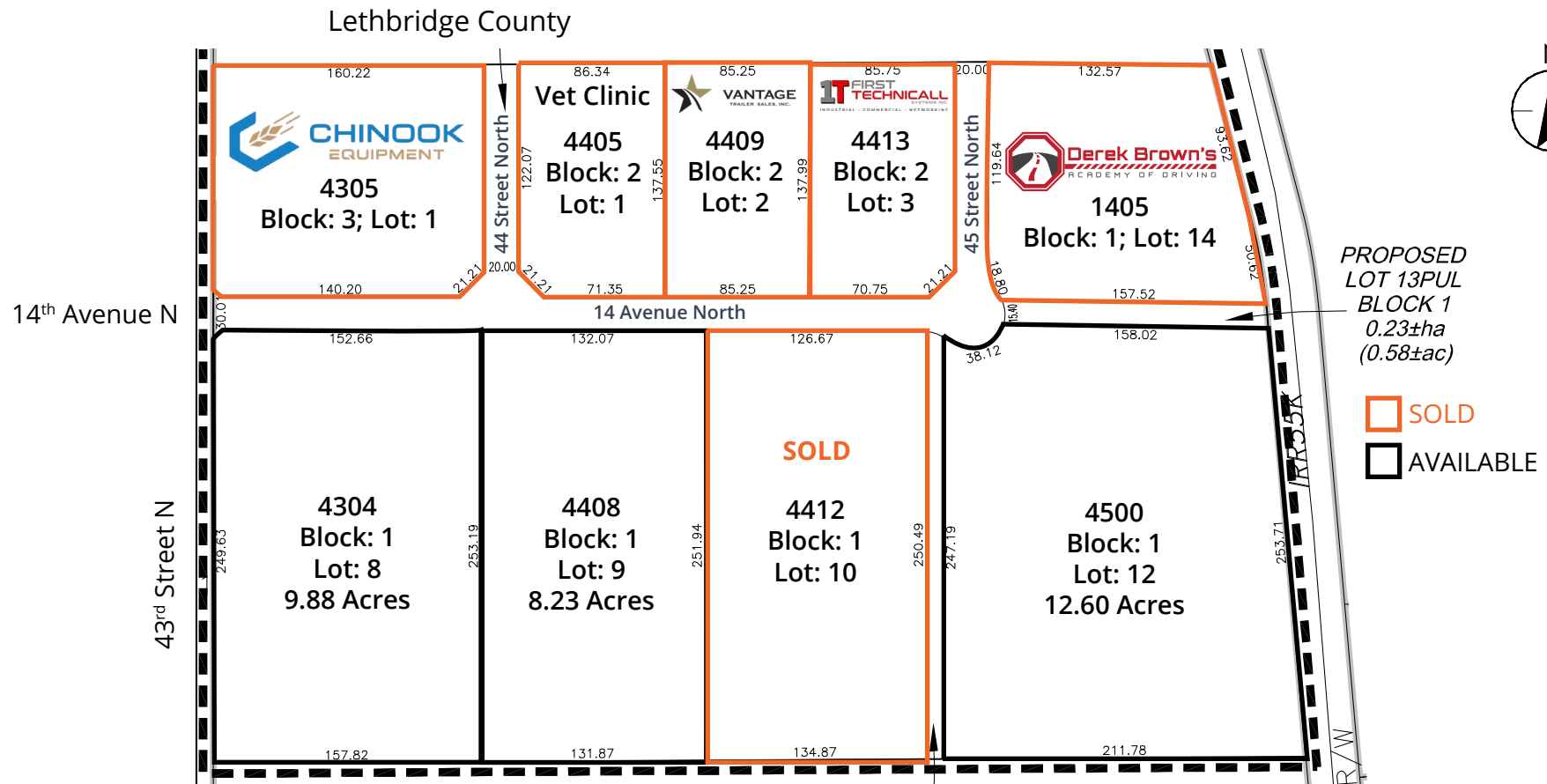
RGI Permitted Uses

- Agricultural Services
- Automotive Repair and Service Shops
- Building and Trade Contractor Services
- Farm Machinery and Equipment Sales
- Machinery and Equipment Sales, Rental and Service
- Warehousing and Indoor Storage
- Veterinary Clinic, Small Animal

BLI Permitted Uses

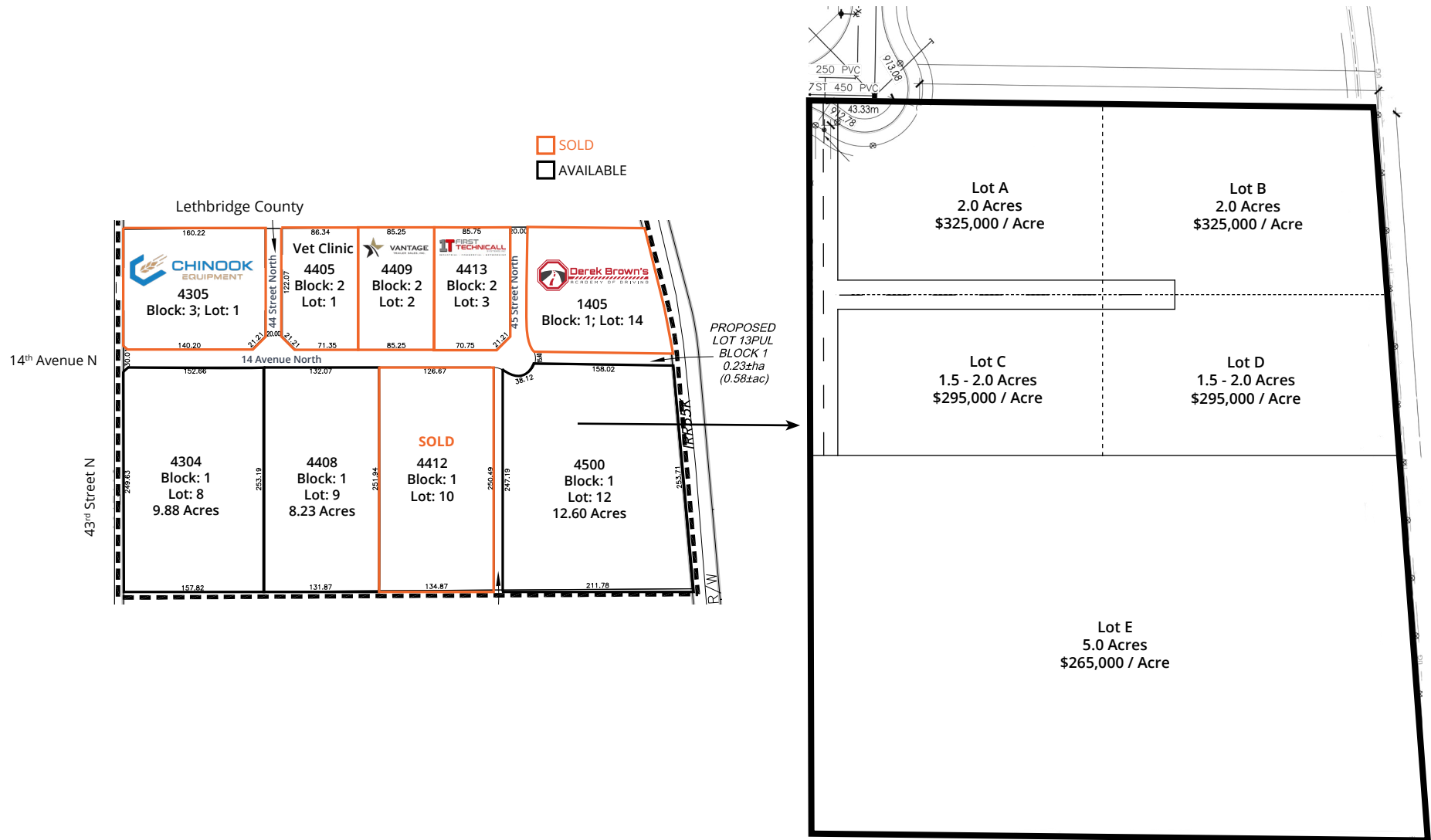
- Accessory Buildings, Structures and Uses to an Approved Permitted Use
- Business Support Services
- Garden Centres / Greenhouses
- Technology Centres/Hubs
- Mini-storage





The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed or warranted by Avison Young Lethbridge (2016) Inc. nor can it form any part of any future contract.

Municipal Address	Lot	Size (Acres)	Price / Acre	Total Sale Price	Status
4305 14 Ave N	Block:3; Lot:1	5.39	\$395,000	\$2,129,050	Sold
4405 14 Ave N	Block:2; Lot:1	2.89	\$325,000	\$939,250	Sold
4409 14 Ave N	Block:2; Lot:2	2.89	\$295,000	\$852,550	Sold
4413 14 Ave N	Block:2; Lot:3	2.89	\$295,000	\$852,550	Sold
1405 45 St N	Block:1; Lot:14	5.21	\$265,000	\$1,380,650	Sold
4304 14 Ave N	Block:1; Lot:8	9.88	\$395,000	\$3,902,600	Available
4408 14 Ave N	Block:1; Lot:9	8.23	\$295,000	\$2,427,850	Available
4412 14 Ave N	Block:1; Lot:10	8.25	\$265,000	\$2,186,250	Sold
4500 14 Ave N	Block:1; Lot:12	12.60	\$245,000	\$3,087,000	Available



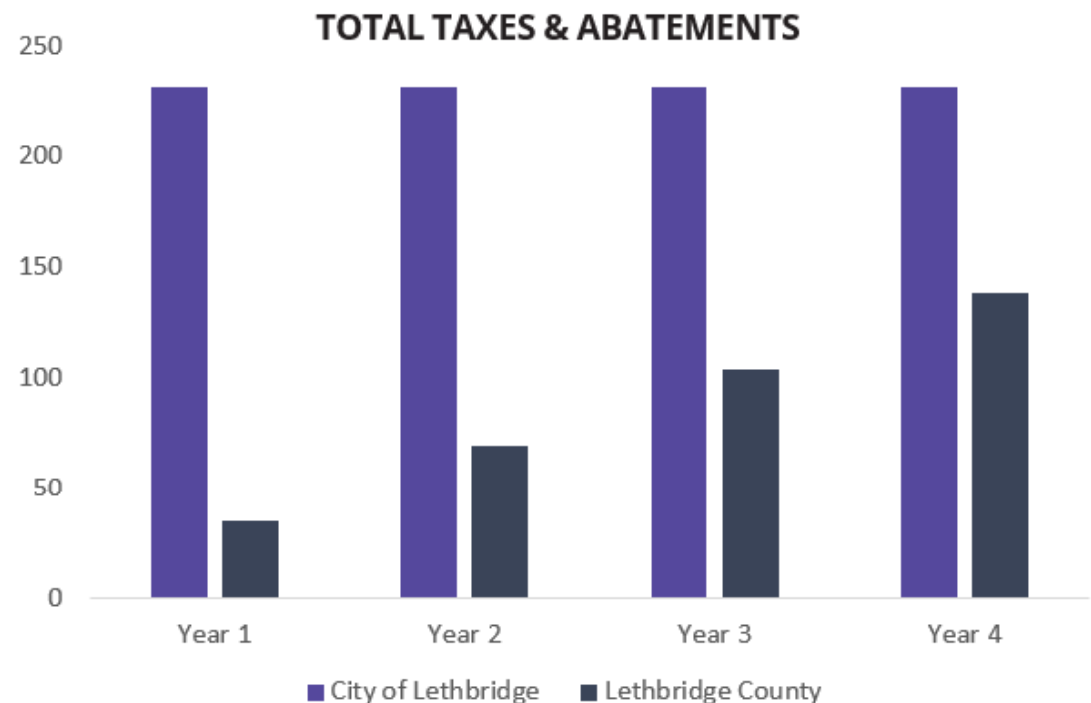
Municipal Address	Lot	Size (Acres)	Price / Acre	Total Sale Price	Status
4500 14 Ave N	Lot A	2.0	\$325,000	\$650,000	Available
4500 14 Ave N	Lot B	2.0	\$325,000	\$650,000	Available
4500 14 Ave N	Lot C	1.5-2.0	\$295,000	\$442,500 - \$590,000	Available
4500 14 Ave N	Lot D	1.5-2.0	\$295,000	\$442,500 - \$590,000	Available
4500 14 Ave N	Lot E	5.0	\$265,000	\$1,325,000	Available

**Approximate lot sizes, subject to final calculation following subdivision*

Lethbridge County has lower starting property taxes and a more aggressive abatement program.

The Commercial Industrial Municipal Tax Incentive Bylaw:

- Development at the Frontier Business Park may qualify for the proposed commercial and industrial municipal tax incentive being considered by Lethbridge County.
- Rebate consists of 75% rebate in the first year, 50% in year two and 25% in year three.
- The Lethbridge County tax rates are generally around 60% of the City of Lethbridge for a comparable property.



*assuming a \$10 MIL value

Permitted Uses Renderings

Disclaimer: The following images were generated using Artificial Intelligence (AI) technology. The AI-generated images serve as conceptual renderings and do not depict precise property features and are intended for visualization purposes only.



Machinery & Equipment Sales



Automotive Shop



Warehousing & Manufacturing



Business Support Services



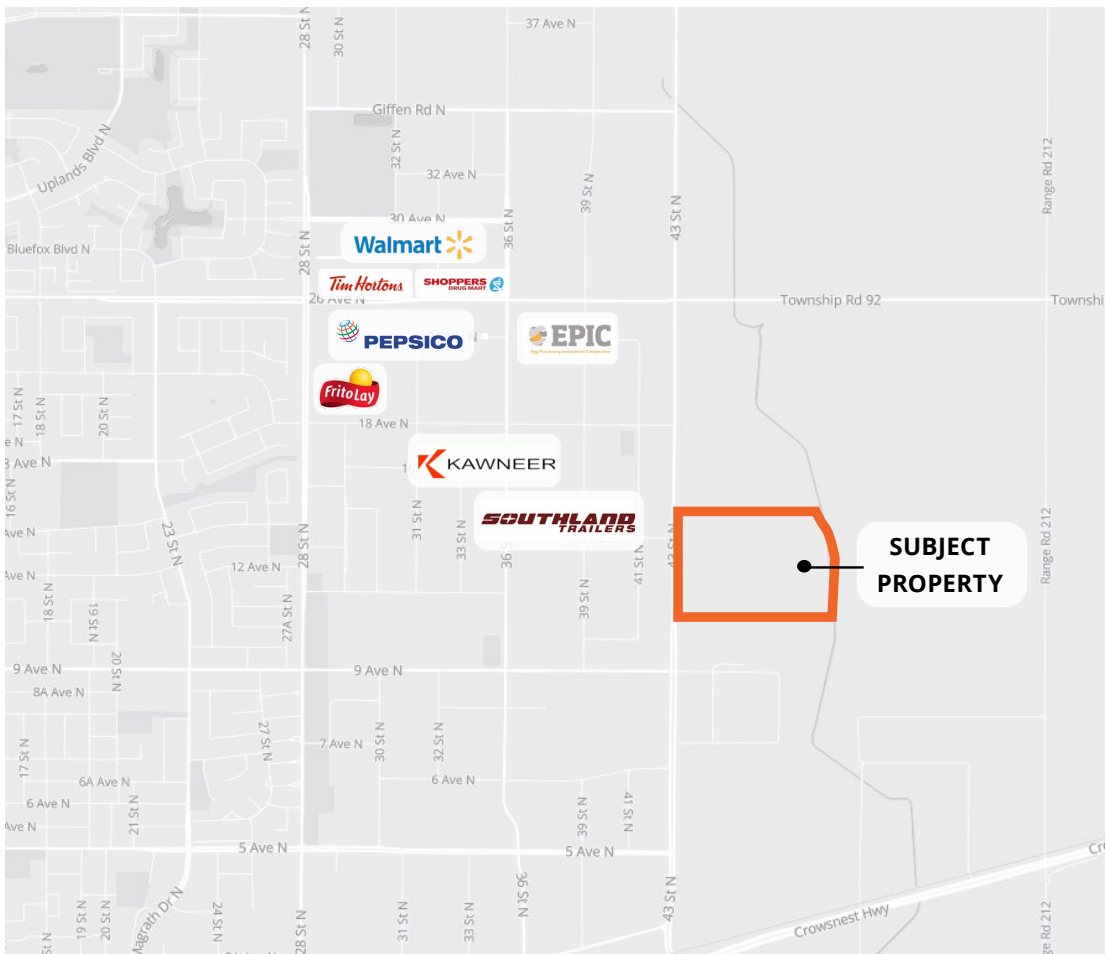
Garden Centres / Greenhouses



Mini-storage

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FRONTIER
INDUSTRIAL PARK



Get more property information

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