



## Flexible industrial land adjacent to the proposed Stampede Industrial Park



Up to 2.2 acres



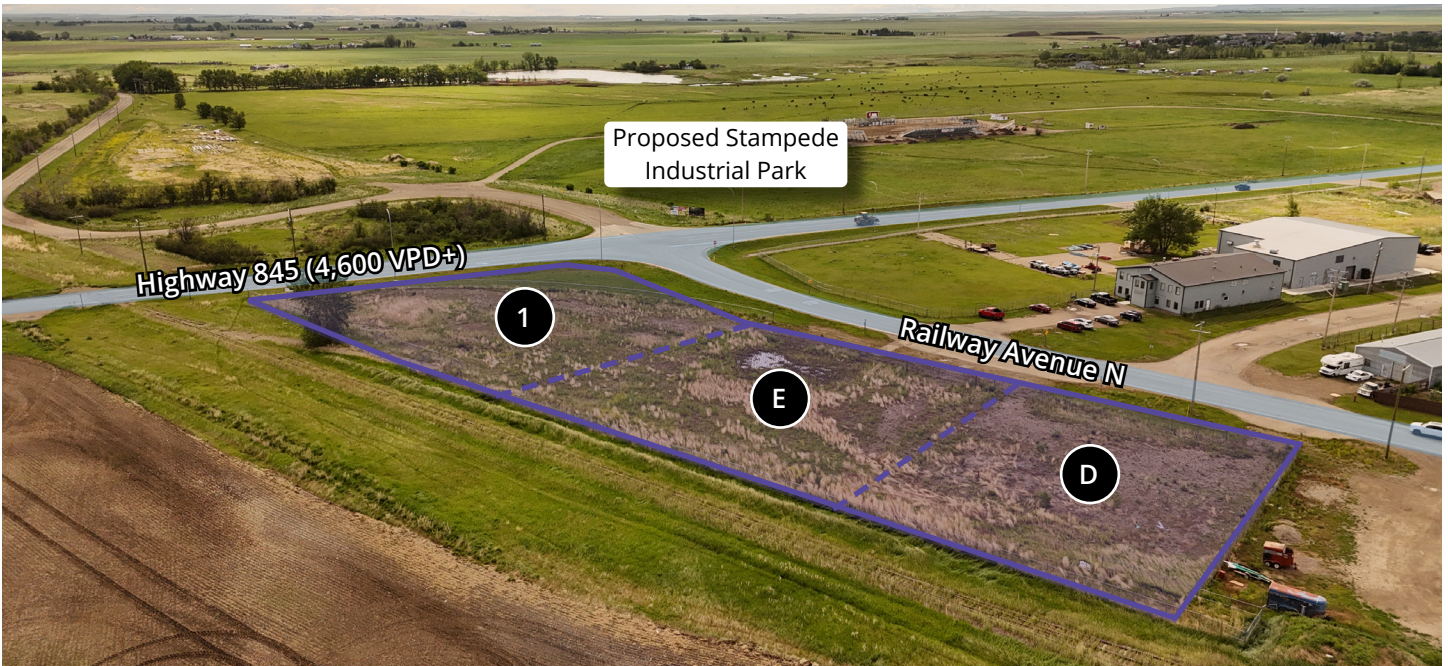
Fully fenced  
& gated site



Highway 845  
frontage

### Get more property information

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## Property Description

These three industrial land parcels are fully fenced and gated, with wide frontage across all three lots, allowing for improved access, circulation, and visibility compared to more typical deeper layouts. The lands have been previously developed and are currently undergoing environmental remediation, with a clean environmental report to be provided at closing. Municipal services are nearby, with electrical and sanitary sewer located at the intersection of Railway Avenue N and 300 Street E, and town water already servicing the property.

## Location Description

Located on the NE corner of the Town of Raymond, AB, this site offers strong access to the townsite, with frontage along Highway 845 (Railway Ave). The property sits directly adjacent to the entrance of the proposed Stampede Industrial Park. The new park will bring approximately 19 fully serviced industrial lots to market across about 6.7 hectares along Highway 845. With services planned and approvals progressing smoothly, this adjacent parcel is well positioned to benefit from increased traffic and visibility at the park entrance. With increasing land transaction activity and continued investment in Raymond, the community is positioning itself as a practical, cost-effective option for owner-users and ag-focused operations seeking room to grow just outside the larger Lethbridge market.

## Offering Summary

<b>Opportunity</b>	Up to 2.2 acres
<b>Lot Breakdown</b>	Lot 1 1.17 acres Lot E 0.58 acres Lot D 0.48 acres
<b>Legal Address</b>	1410056;197A;1 8411100;197A;E-D
<b>Zoning</b>	Industrial (I-1)
<b>Sale Price</b>	\$495,000 (\$225,000 per acre)
<b>Property Taxes</b>	\$4,729.79 (2026 Total)
<b>Possession</b>	Negotiable

## Property Highlights

- Wide frontage for easy access
- Adjacent to proposed Stampede Industrial Park
- Town water already servicing property
- Strong highway exposure and visibility
- Clean environmental report at closing
- Fully fenced and gated parcels

## Property Photos



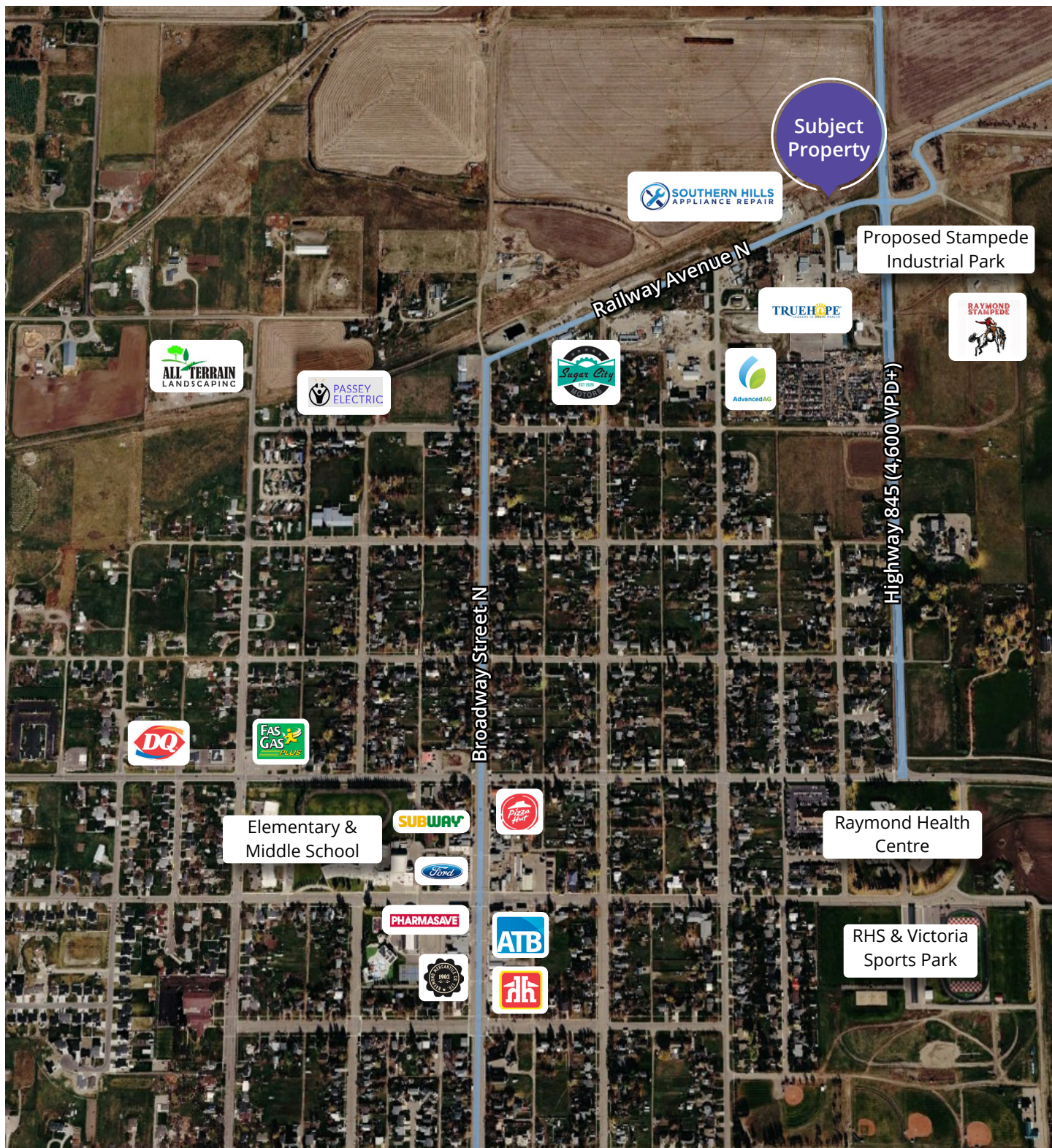
## Permitted Uses

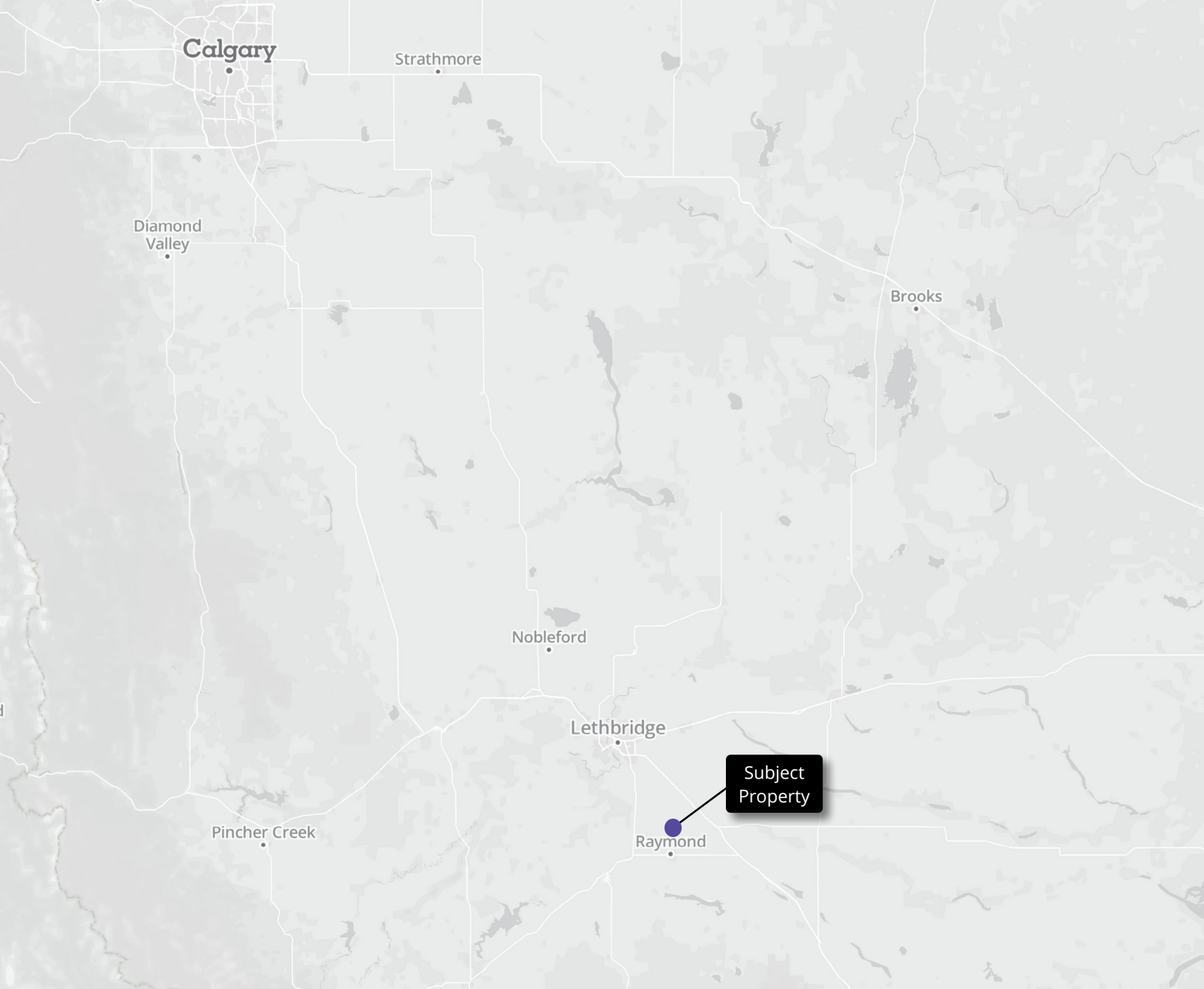
- Accessory structure
- Automotive sales and/or service
- Signs
- Warehousing
- Wholesale trade

## Discretionary Uses

- Accessory use
- Business support service
- Household repair service
- Landscaping material sales
- Office
- Shipping container
- Auctioneering establishment
- Auto body repair/paint shop
- Bulk fuel station
- Car wash
- Construction supply & contractor
- Equipment sale, rental, & service
- Excavation
- Grain elevators/seed cleaning
- Heavy industry
- Kennel
- Light industry/manufacturing
- Mini storage
- Outdoor storage
- Parking lot
- Salvage or wreckage yard
- Service station/gas bar
- Specialty manufacturing/cottage
- Stockpile
- Transportation/delivery service
- Truck transportation depot
- Truck wash
- Veterinary clinic 1 and 2

## Location Map





**DRIVE TIMES**

Coaldale 25 minutes

Lethbridge 30 minutes

U.S. Border Crossing 55 minutes

Calgary 2 hours 40 minutes



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