



**Flexible development
sites located in the
Sherring Industrial Park**



0.55 - 1.86 acres



3 flexible parcels



Convenient location

Get more property information

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Property Description

Three individually titled lots listed separately or combined for a total 1.86 acres. This site offers flexible development options with the opportunity for multiple points of access from 32 St N or Giffen Rd N. All City of Lethbridge utilities are available to the site, as well as fiber optic internet which was recently installed throughout the park. The parcel is competitively priced at nearly \$10,000 less per-acre than other comparable lots in the area. Although the site is zoned Direct Control (DC), there are a number of permitted and discretionary uses to accommodate a wide range of potential users.

Location Description

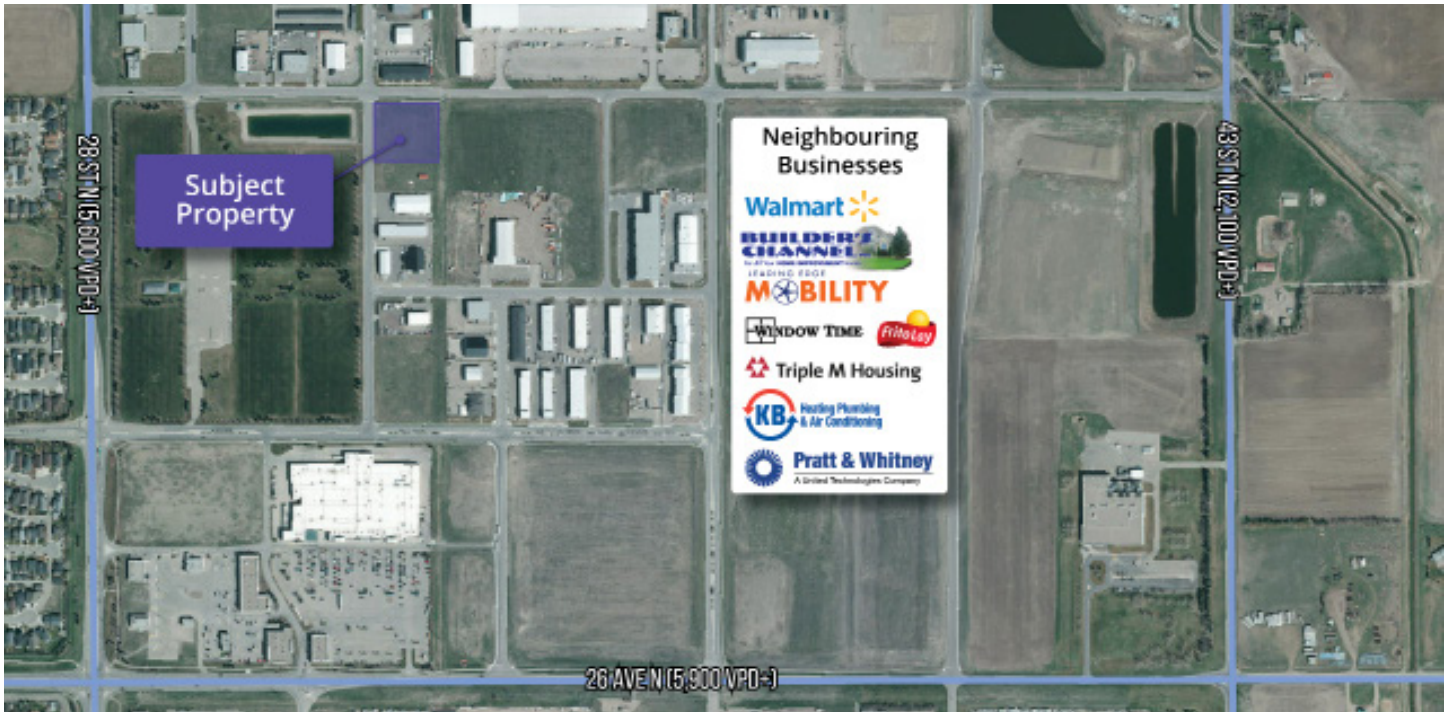
Located in the Sherring Industrial Park, the site offers great access and exposure along the highly trafficked Giffen Rd N. Busy neighbouring businesses include Triple M Housing and Builder's Channel Inc. The parcel has only one neighbor to the south of the site and is bordered to the east by a utility easement. The site is also adjacent to Lethbridge Sports Park that draws additional traffic to the area.

Offering Summary

Opportunity	3222 - 0.55 acres
	3266 - 0.56 acres
	3417 - 0.75 acres
Legal Address	0715925;8;2-4
Zoning	Direct Control (DC)
Sale Price	3222 - \$165,000
	3266 - \$155,000
	3417 - \$210,000
Assessed Value	\$629,000 (2026 total)
Property Taxes	\$16,241.42 (2026 total)
Possession	Negotiable

Property Highlights

- 550' of total frontage
- Great access and exposure
- Competitively priced
- Fiber optic internet
- DC zoning with many permitted uses



Permitted Uses

- Accessory Buildings
- Animal Care, Minor
- Building Trades and Contractors
- Business Support Services
- Clubs/ Community Halls
- Freight and Storage
- Greenhouses
- Hardware and Building Supplies
- Household Repair Services
- Manufacturing, Specialty
- Personal Services
- Publishing, Printing, Recording and Broadcasting Establishments
- Railway Line
- Recycling Facilities
- Research Facilities
- Transportation Services
- Vehicle Sales, Rental
- Warehouse, Retail
- Warehouse, Wholesale

Discretionary Uses

- Auction Establishments
- Auto Body and/or Paint Shops
- Automotive Shops
- Car Wash
- Commercial/Industrial Vehicles and Machinery
 - Sales, Rental, Service and Driving Instruction
- Commercial Schools
- Entertainment Establishments
- Equipment Sales, Rental, Service
- Fitness Facilities
- Manufactured Homes, Sales, Service
- Manufacturing, General
- Offices
- Parking Facilities
- Protective Services
- Resource Centres
- Restaurants
- Service Stations
- Utility Facilities