



**Flexible industrial land in
a prime business node with
modern neighbouring
properties**



1.15 acres



Fully serviced site



Convenient location

Get more property information

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Property Description

With the land levelled, fully serviced, and partially fenced from its previous use, the site is ready for new development and has no construction timeline obligations with the City of Lethbridge. New development on both neighbouring lots provides excellent curb appeal and improves marketability for a compatible user.

Location Description

Located in Anderson Industrial Park, this 1.15-acre parcel offers convenient access from 39 Street North and strong visibility from busy 5th Avenue North. Surrounding industrial users, including Lethbridge Door Systems, Cooper Rentals, Splashes, Andrew Sheret and Bolt Supply, draw steady traffic and help create a supportive setting for building supply and service-based businesses. In Lethbridge, centrally located one acre lots within fully developed industrial areas are extremely rare. This site delivers strong value at less than \$365,000 per acre among comparable land offerings in the area.

Offering Summary

Opportunity	1.15 acres
Legal Address	2011364;D;17
Zoning	General Industrial (I-G)
Sale Price	\$419,000
Assessed Value	\$411,000 (2026)
Property Taxes	\$11,373.53 (2025)
Possession	Negotiable

Property Highlights

- Excellent site visibility
- Quality neighbouring tenant mix
- Full city services available
- Convenient site access
- Strong value among comparable land offerings
- The site is levelled and partially fenced

Property Photos



Permitted Uses

- Auto Body and/or Paint Shops
- Automotive Shops
- Building Trades and Contractors
- Car Wash
- Commercial/Industrial Vehicles and Machinery
- Sales, Rental, Service and Driving Instruction
- Equipment Sales, Rental, Service
- Farm Supplies, Service
- Freight and Storage
- Manufacturing, General
- Transportation Services
- Warehouse, Wholesale

Discretionary Uses

- Hardware and Building Supplies
- Manufacturing, Intensive
- Manufacturing, Specialty



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