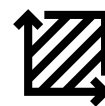


Industrial property for sale

4314 1st Avenue South
Lethbridge County, AB T1J 4P9



**Flexible standalone building
offering a mix of shop and
office space in a conveniently
accessible location**



3,320 SF



Three overhead doors
with 12' clearance



Prominent frontage

**Get more
information**

[Vinko Smiljanec](#)

Associate

D 587 425 5745

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Property Description

Standalone flexible industrial / commercial building offering a mix of office and shop space available for sale. The office space consists of a large reception area and additional spaces which could be used as offices, a boardroom, a meeting space, or a breakroom. The shop measures approximately 62' by 40' with three overhead doors. The property has rear alley access and a large lot with plenty of parking. Please contact an Associate to discuss this opportunity further.

Location Description

The subject property is located on Lethbridge County land, just off 43rd Street South, offering you all the advantages of the Lethbridge market share with lower county taxes. The building offers prominent frontage on 1st Avenue South (Jail Road) and is visible from 43rd Street South (16,700 VPD+).

Offering Summary

Opportunity:	3,320 SF
Site Size:	0.3 Acres
Legal Address:	7410087;1;8
Zoning:	Hamlet Direct Control (HDC)
Sale Price:	\$545,000
Taxes:	\$4,643.42
Possession:	Negotiable

Property Highlights

- Flexible industrial / commercial property
- 62' x 40' shop space
- 3 overhead doors with 12' clearance
- 14' ceilings
- Alley access
- Ample parking

**AVISON
YOUNG**

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