



**Flexible land parcel with  
desirable site dimensions  
in a high traffic area**



1.21 acres



Fully serviced site



Excellent visibility

**Get more property information**

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## Property Description

In addition to the highly desirable location, this lot provides a lot of flexibility for future development supported by its nearly square shape which sets it apart from the long and narrow configuration typical of one-acre parcels. The wider frontage enhances site presence and visibility while the lot size allows for a site plan that supports the flow of larger vehicles in and around the site. This raw land parcel has full city services available and is zoned Direct Control. The zoning allows all permitted and discretionary uses of the Business Industrial district in the Lethbridge Land Use Bylaw 6300, with the added allowance for Animal Care, Major. These uses cover industrial, warehousing, and commercial activities that have no offsite impact and are compatible with surrounding districts.

## Location Description

This vacant industrial land parcel is located in the Sherring Industrial Park adjacent to the Walmart shopping centre in north Lethbridge. Access is available from 34 Street North off 26 Avenue North, which provides strong visibility and convenient connections for both local and regional traffic.

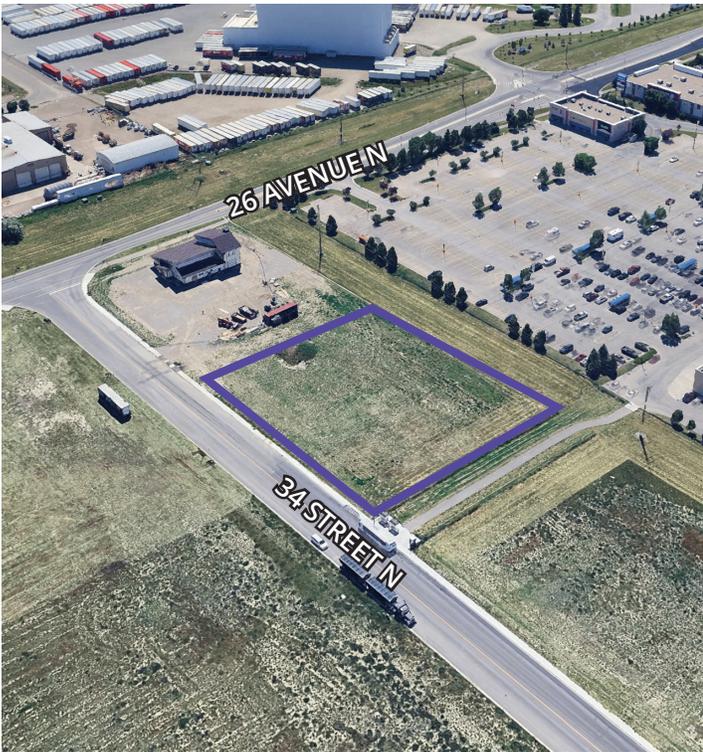
## Offering Summary

<b>Opportunity</b>	1.21 acres
<b>Legal Address</b>	2011126;12;11
<b>Zoning</b>	Direct Control (DC)
<b>Sale Price</b>	\$389,000
<b>Assessed Value</b>	\$392,000 (2026)
<b>Property Taxes</b>	\$10,109.80 (2025)
<b>Possession</b>	Negotiable

## Property Highlights

- Desirable Sherring Industrial Park location
- Adjacent to the Walmart commercial site
- Desirable site dimensions
- Full city services available
- Convenient site access
- Flexible zoning options

## Property Photos

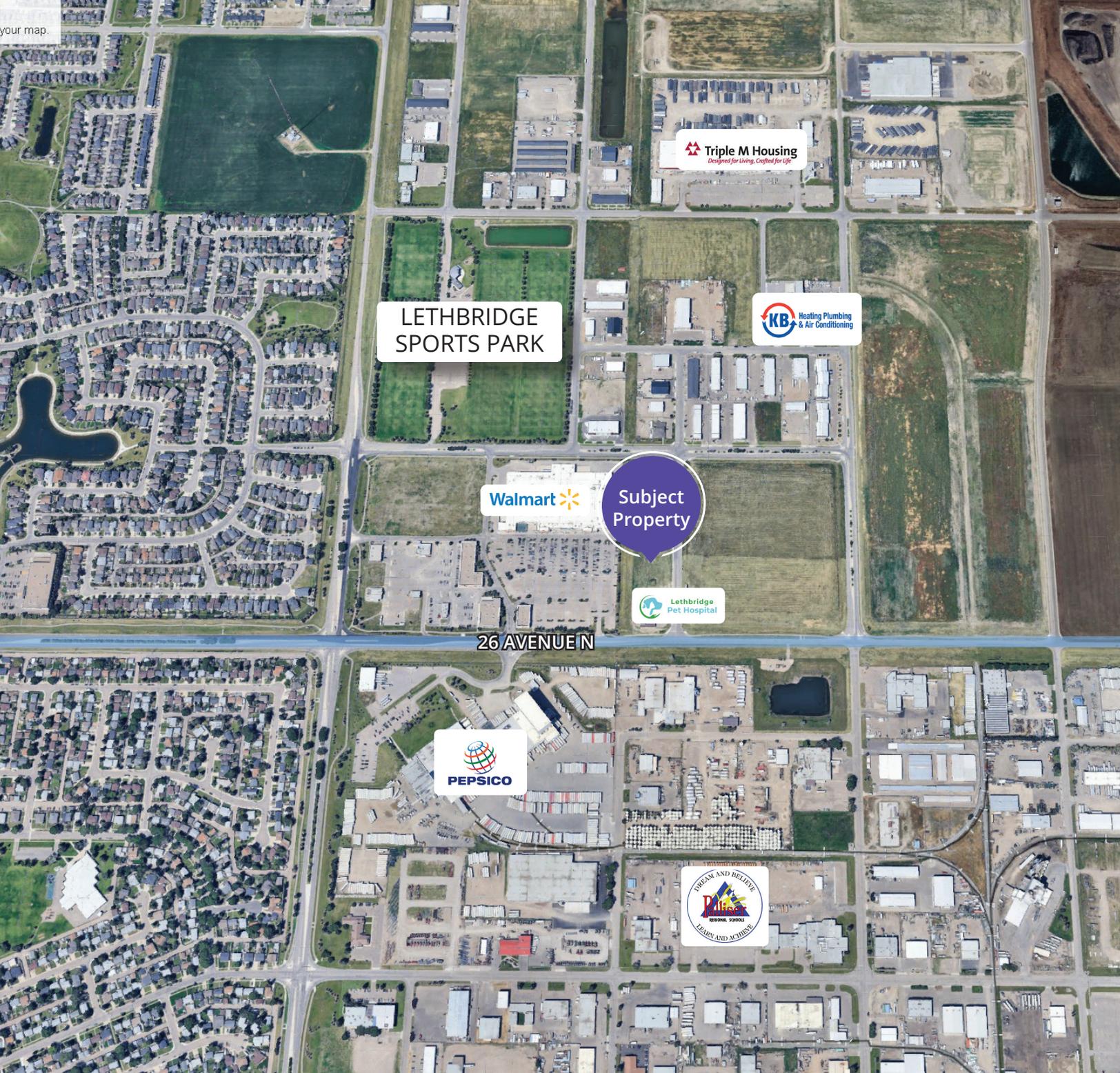


### Permitted Uses

- Animal Care, Minor
- Building Trades and Contractors
- Business Support Services
- Clubs / Community Halls
- Hardware and Building Supplies
- Household Repair Services
- Manufacturing, Specialty
- Personal Services
- Publishing, Printing, Recording and Broadcasting Establishments
- Signs
- Transportation Services
- Vehicle Sales, Rental
- Warehouse, Retail
- Warehouse, Wholesale

### Discretionary Uses

- Automotive Shops
- Car Wash
- Entertainment Establishments
- Equipment Sales, Rental, Service
- Fitness Facilities
- Manufacturing, General
- Offices
- Parking Facilities
- Restaurants
- Service Stations



## Get more property information

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