



**Strategic industrial land
opportunity with growth
and tax advantages**



11.25 acres



Prime corner lot



Strong exposure
(16,700 VPD+)

Get more property information

Doug Mereska

Managing Director, Broker

403 942 0064

doug.mereska@avisonyoung.com



Property Description

The property is partially fenced and serviced with power and natural gas to the site, supporting a wide range of potential uses. With no Area Structure Plan required, development timelines can be more efficient, allowing users to move forward with fewer planning constraints. The parcel size and layout also lend itself well to potential subdivision, making it suitable for both owner-users and investors. Zoned Rural General Industrial (RGI), the site is a strong fit for storage, logistics, light manufacturing, or equipment-related uses.

Location Description

This 11.25-acre parcel offers a practical and well-located opportunity for industrial users looking to position themselves on the northern edge of the City of Lethbridge. Situated adjacent to the city boundary, the site provides the benefit of city proximity with lower Lethbridge County taxes. As a corner lot, the site has frontage along both Township Road 9-2 and 43 Street North. Positioned just north of Frontier Business Park, the property sits in an area that continues to see steady industrial growth.

Offering Summary

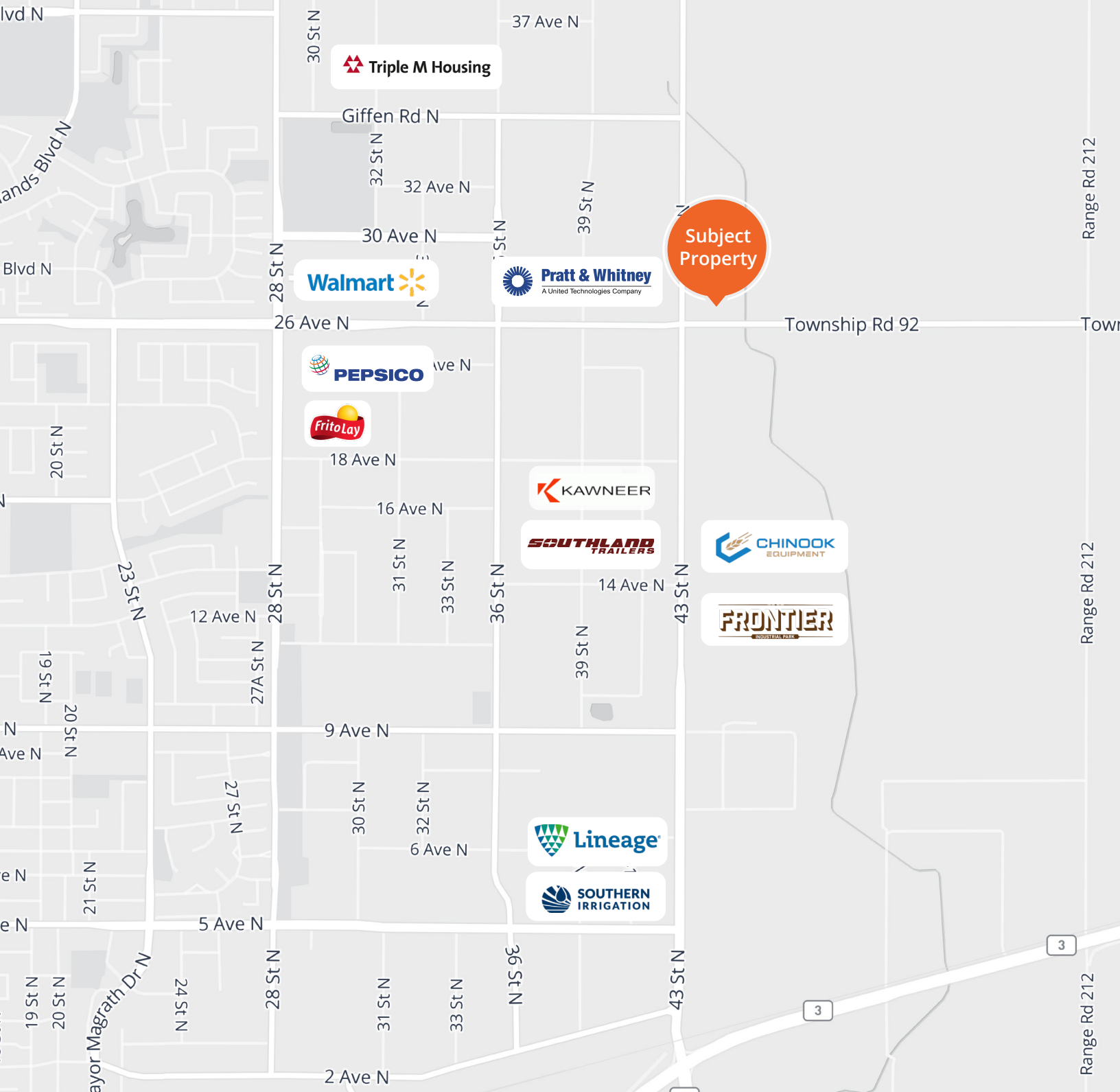
Opportunity	11.25 acres
Legal Address	4;21;9;15;SW
Zoning	Rural General Industrial (RGI)
Sale Price	\$2,812,500 (\$250,000 per acre)
Assessed Value	\$411,000 (2026)
Possession	Negotiable

Property Highlights

- Strong exposure near the City of Lethbridge
- Dual access supports flexibility
- Subdivision potential
- Benefit from lower county tax rates
- Power and natural gas to site
- Along the proposed CANAMEX corridor
- Minutes north of Frontier Business Park

Property Photos





Get more property information

Doug Mereska

Managing Director, Broker

403 942 0064

doug.mereska@avisonyoung.com

Avison Young | 704 4 Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**