

**Desirable industrial land  
available in Lethbridge  
County with convenient  
highway access and  
exposure**



Up to 19.8 Acres



Attractive tax rate



Highway access

**Get more  
information**

**Doug Mereska**

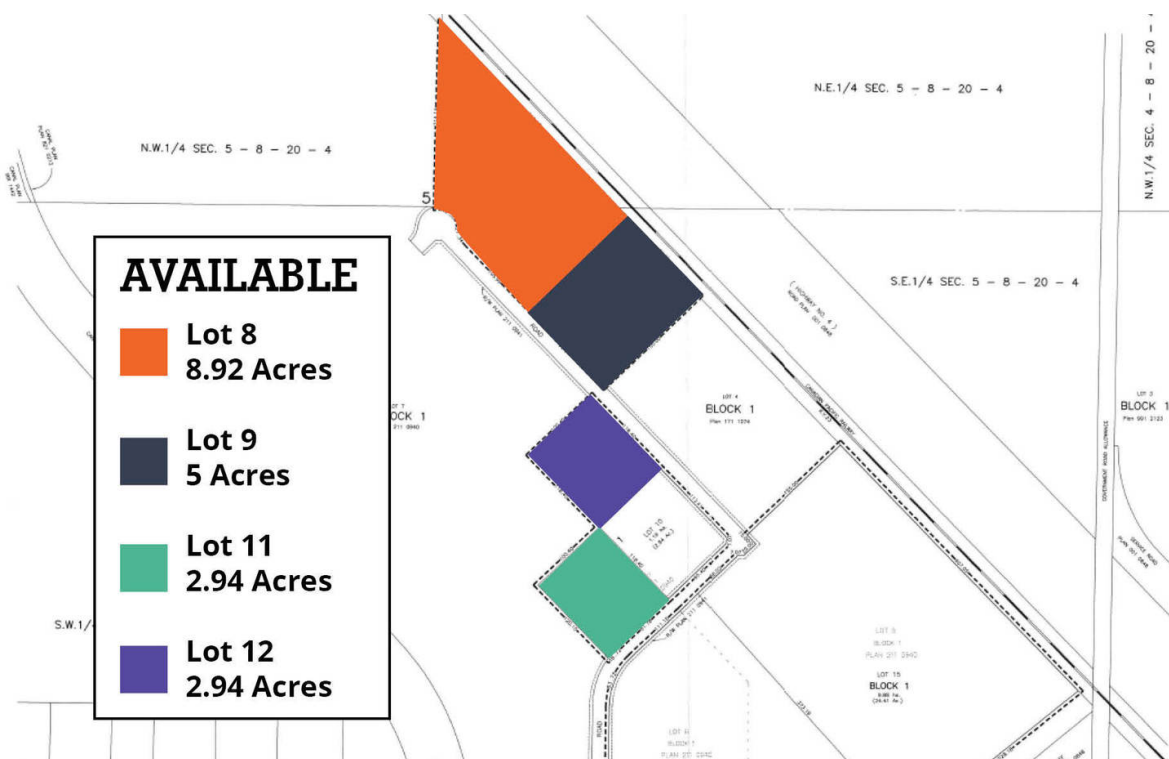
Broker/Managing Director  
D 403 942 0064

[doug.mereska@avisonyoung.com](mailto:doug.mereska@avisonyoung.com)

**Vinko Smiljanec**

Associate  
D 587 425 5745

[vinko.smiljanec@avisonyoung.com](mailto:vinko.smiljanec@avisonyoung.com)



**AVAILABLE**

- Lot 8**  
8.92 Acres
- Lot 9**  
5 Acres
- Lot 11**  
2.94 Acres
- Lot 12**  
2.94 Acres

**Property Description**

Rural industrial park opportunity with a number of lots available for purchase including a ranging from 2.94 Acres up to 8.92 Acres in size. With lower municipal taxes than the City of Lethbridge, this rural location is a great site for industrial development. For more information on this opportunity please contact an Associate.

**Location Description**

Located southeast of Lethbridge along Highway 4 with ease of access to Lethbridge and the surrounding area. With lower municipal taxes than the City of Lethbridge, this rural location is a great site for industrial development. Neighbouring businesses include Ritchie Bros. Auctioneers, GM Autobosy, Dgrain Inc., and P&H Wilson Siding.

Opportunity:	Lot 8 - 8.92 Acres
	Lot 9 - 5 Acres
	Lot 11 - 2.94 Acres
	Lot 12 - 2.94 Acres
Legal Address:	0814065;1;2
Zoning:	Rural Grouped Industrial
Sale Price:	\$199,000 / Acre
Possession:	Negotiable

**Property Highlights**

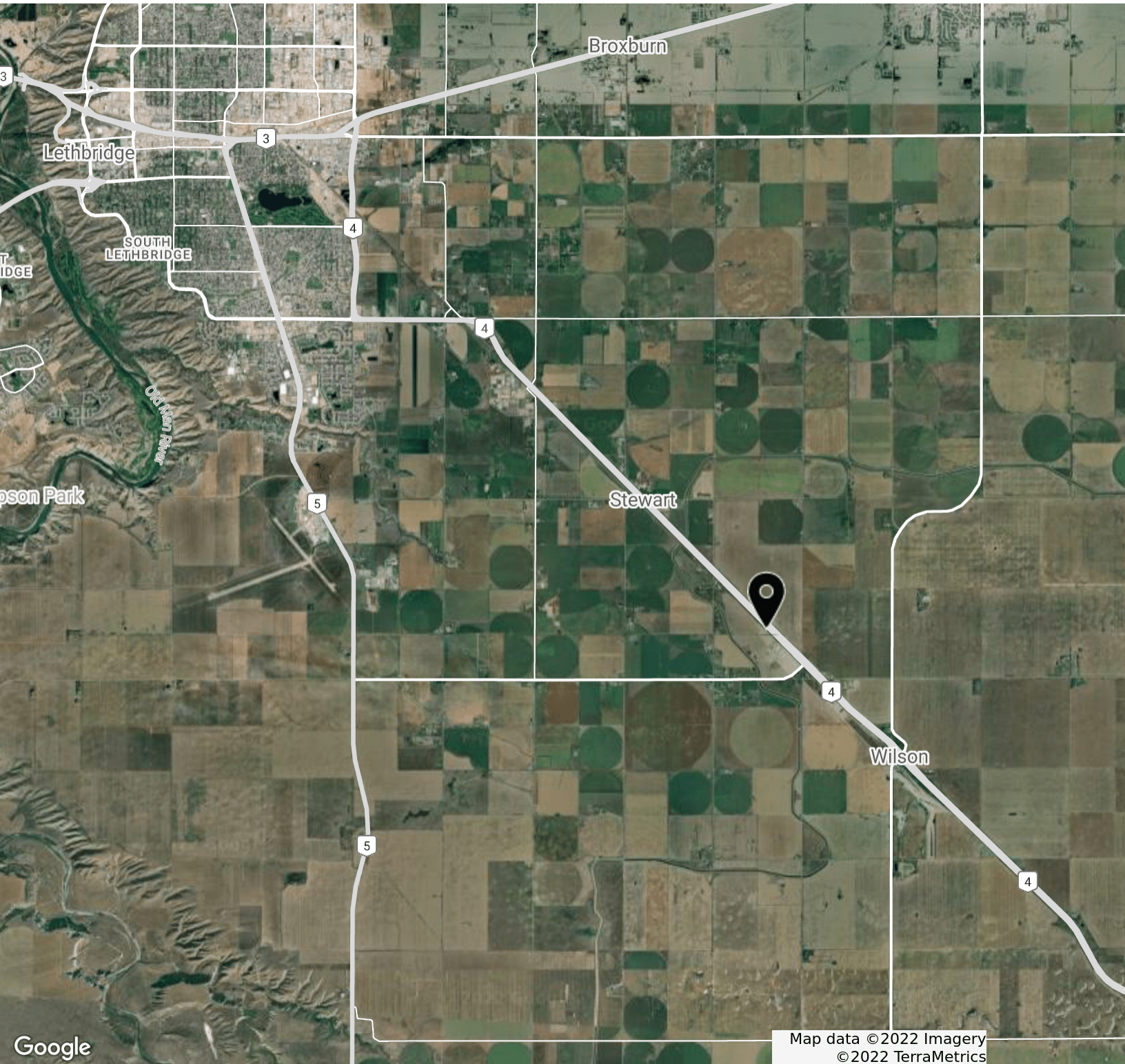
- RGI zoned for development
- Lower taxes than the City of Lethbridge
- Great highway access
- Potential for rail



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**AVISON  
YOUNG**

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Broker/Managing Director  
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doug.mereska@avisonyoung.com

**Vinko Smiljanec**  
Associate  
D 587 425 5745  
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Avison Young - Lethbridge | 550 W T Hill Boulevard South, Suite 40 | Lethbridge, AB T1J 4Z9 | 403 330 3338

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