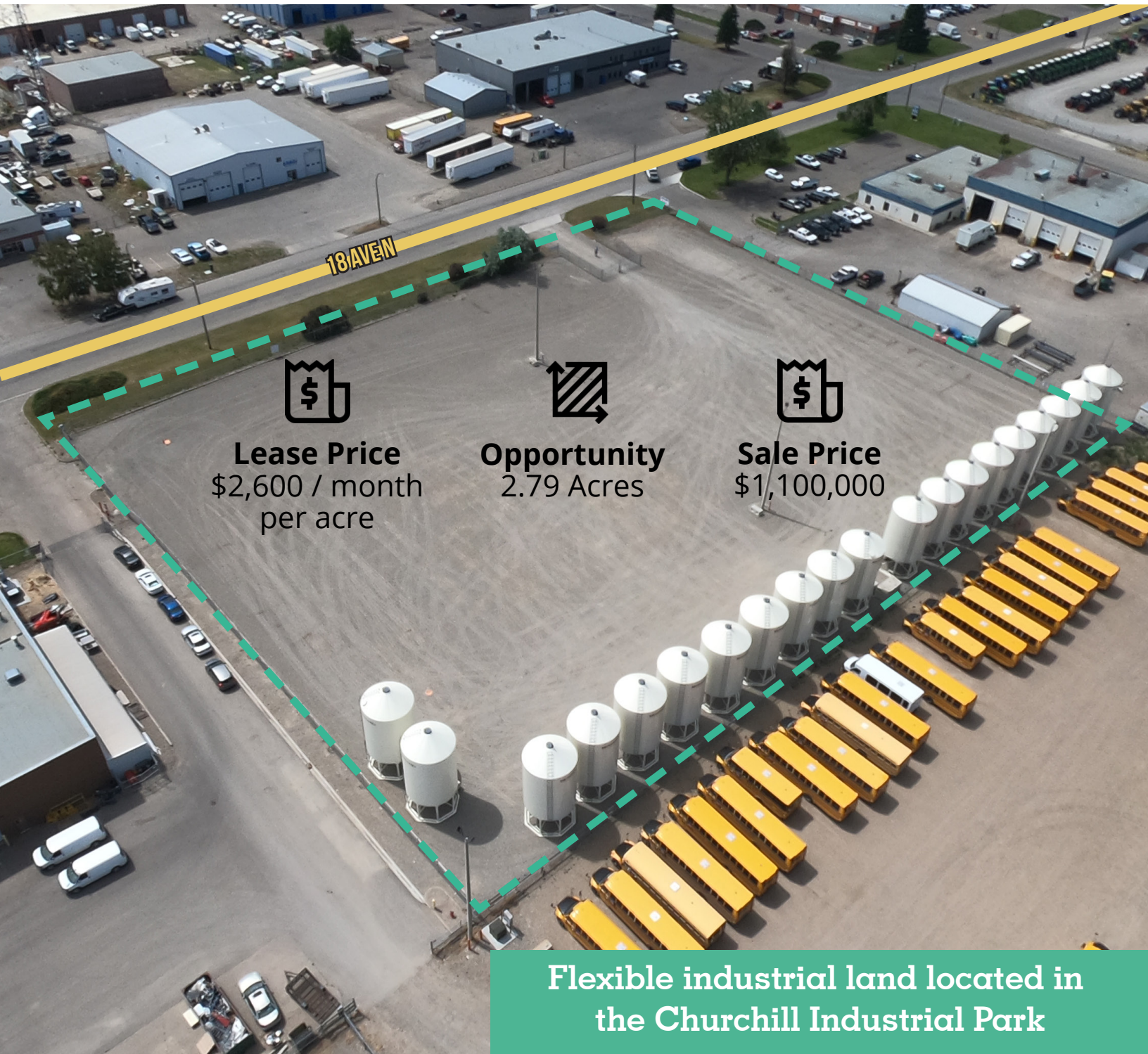


Land for sale or lease

3205 18 Avenue North
Lethbridge, AB T1H 5S1



Lease Price
\$2,600 / month
per acre



Opportunity
2.79 Acres



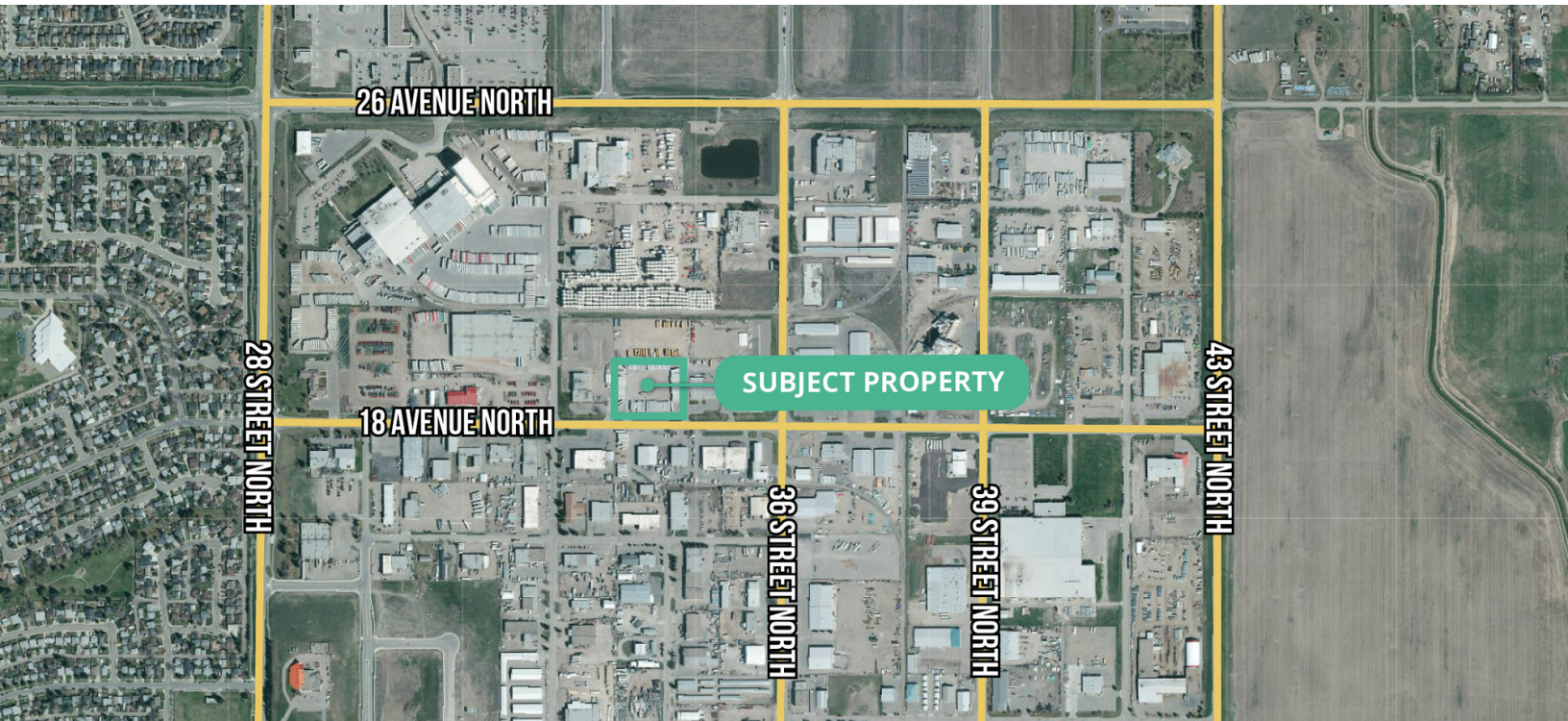
Sale Price
\$1,100,000

**Flexible industrial land located in
the Churchill Industrial Park**

**Get more
property
information**

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Doug Mereska
Broker/Managing Director
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Property Description

This industrial parcel is ready for development for a single or multiple user facility. It is a fully graded site with all Lethbridge utility services available. The nearly square site dimensions of approximately 380'x 320', with great frontage along 18th Avenue North, makes this parcel a flexible development site suitable for a purchaser's unique requirements. The site is ready-to-use, as is, graveled, fully fenced and secure, features three catch basins for proper water management, and has two light poles on site.

Location Description

Industrial land located along 18th Avenue North in the Churchill Industrial Park with direct access to 28th Street North and 43rd Street North.

Offering Summary

Lot Size	2.79 Acres
Legal Address:	1812225;3;10
Zoning:	Business Industrial (I-B)
Sale Price:	\$1,100,000
Taxes:	\$24,241.11 (2024)
Lease Price:	\$2,600 / month per acre net rent rate
Possession:	Negotiable

Property Highlights

- Graded and graveled site
- Fully fenced
- All utilities available
- Approx. 380'x 320' site
- Frontage on 18 Ave N



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