

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3229 30 AVENUE N FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lethbridge, Alberta

**Listing ID:**  
30443

**MLS ID:**  
A2217859

**\$593,500**



 **DOUG MERESKA**  
 (403) 394-8239

 **AVISON YOUNG**  
 403-330-3338

 3229 30 Avenue N, Lethbridge , Alberta T1H 7J4

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	268
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
I-B	Sherring Industrial Park	Condo Complex
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
2023	Industrial	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Industrial	2410718	2420.00
<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>
224.82	104282640	2394.00
<b>Footprint (Sq. Ft.)</b>	<b>Access to Property</b>	<b>Inclusions</b>
2420	Front and Rear Drive access,Paved Lane,Paved Road	None
<b>Restrictions</b>	<b>Reports</b>	
See Remarks	Title	

The subject property is the last available unit in this brand new, Class A industrial development. These units feature high-quality and flexible 80' deep bays with widths starting at 30' and a clear span height of 26' - 20' sloping from the front to back. Each unit will includes a 12' x 14' overhead door and mezzanine options. With sale or lease options available, each unit is a separately titled condo with individual addressing. This development is ideal for trades, contractors, warehouse storage or industrial retail users with Phase II coming soon. The location offers an advantageous distribution point with easy access for large trucks. The property is in close proximity to three major highways. Lethbridge is also central to multiple trade areas, such as Calgary, Medicine Hat and the US border.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.