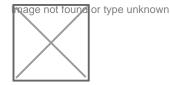


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3719 2 AVENUE N FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Lethbridge, Alberta

Listing ID: 31047

MLS ID: A2233136

\$2,500,000



**△** DOUG MERESKA

**403)** 394-8239

AVISON YOUNG

**403-330-3338** 

3719 2 Avenue N, Lethbridge , Alberta T1H 5K7

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

1

Zoning

I-G

Subdivision

Anderson Industrial Park

**Building Type**Free-Standing

Year Built

1984

Structure Type Industrial

Property Type Commercial

Property Sub Type

Industrial

Building Area (Sq. Ft.) 10320.00

Building Area (Sq. M.)

958.75

Lot Size (Sq. Ft.)

168577

7909JK

Legal Plan

Lot Size (Acres)

3.87

Roof Metal Cooling Central Air Heating

Forced Air, Natural Gas, Radiant

Lot Features

Corner Lot

**Access to Property** 

Accessible to Major Traffic Route, Front

and Rear Drive access,Rail Access

Inclusions

None

Restrictions

None Known

**Reports**Appraisal, Environmental Phase 1,RPR

with Compliance, Title

This upgraded industrial property offers a practical, near 60/40 split between shop and office space. The office includes staff amenities and a modern finished second floor, while the 2019 renovations (approx. \$300K) added a new steel roof, recladding, upgraded windows, and a repoured concrete floor. The interior is bright and contemporary, with upgraded LED lighting throughout. The shop boasts 15' ceilings, radiant heat, a trench drain, and two overhead doors (14.5'x18' and 10'x12'), accommodating a wide range of industrial operations. The climate-controlled office has a separate furnace and air conditioning unit for each floor to ensure year-round comfort and efficiency. This property presents a rare opportunity for businesses seeking a secure, spacious, and modern facility in a prime industrial location.

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