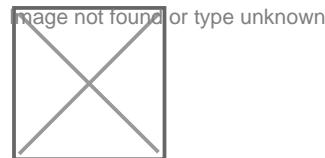


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3222 GIFFEN ROAD N FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lethbridge, Alberta

Listing ID:
33092

MLS ID:
A2273445

\$530,000



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

 **AVISON YOUNG**
 403-330-3338

 3222 Giffen Road N, Lethbridge , Alberta T1H 7A2

Transaction Type	Title	Days On Market
For Sale	Fee Simple	66
Zoning	Subdivision	Structure Type
DC	Sherring Industrial Park	None
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	0715925
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
0.00	0.00	81021
Lot Size (Acres)	Inclusions	Restrictions
1.86	None.	None Known

Reports

Title

Three individually titled lots totaling 1.86 acres. Being a corner lot, this site offers flexible development options with the opportunity for multiple points of access from 32 St N or Giffen Rd N. All City of Lethbridge utilities are available to the site, as well as fiber optic internet which was recently installed throughout the park. The parcel is competitively priced at nearly \$10,000 less per-acre than other comparable lots in the area. The site dimensions are approximately 310' (north-to-south) by 260' (east-to-west), with 550' of frontage. Although the site is zoned Direct Control (DC), there are a number of permitted and discretionary uses to accommodate a wide range of potential users. Located in the Sherring Industrial Park, the site offers great access and exposure along the highly trafficked Giffen Rd N. Busy neighbouring businesses include Triple M Housing and Builder's Channel Inc. The parcel has only one neighbor to the south of the site and is bordered to the east by a utility easement. The site is also adjacent to Lethbridge Sports Park that draws additional traffic to the area.

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