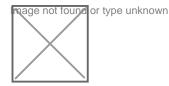


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3222 GIFFEN ROAD N FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLethbridge, Alberta

Listing ID: 33092

MLS ID: A2273445

\$530,000



 $\stackrel{\circ}{\rightharpoonup}$ Doug Mereska

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AVISON YOUNG

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3222 Giffen Road N, Lethbridge , Alberta T1H 7A2

Transaction Type

For Sale

Zoning

DC

Property Type Commercial

Building Area (Sq. Ft.)

0.00

Lot Size (Acres)

1.86

Reports
Title

Title

Fee Simple

Subdivision

Sherring Industrial Park

Property Sub Type

Industrial

Building Area (Sq. M.)

0.00

Inclusions
None.

Days On Market

3

Structure Type

None

Legal Plan 0715925

Lot Size (Sq. Ft.)

81021

Restrictions
None Known

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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