

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

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

**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.