



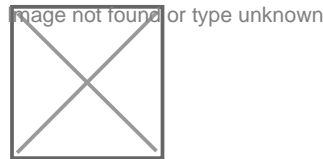
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3222 GIFFEN ROAD N FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Lethbridge, Alberta

Listing ID:
33092

MLS ID:
A2273445

\$530,000



VINKO SMILJANEC
 (403) 330-2333

AVISON YOUNG
 403-330-3338

3222 Giffen Road N, Lethbridge , Alberta T1H 7A2

Transaction Type For Sale	Title Fee Simple	Days On Market 128
Zoning DC	Subdivision Sherring Industrial Park	Structure Type None
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0715925
Building Area (Sq. Ft.) 0.00	Building Area (Sq. M.) 0.00	Lot Size (Sq. Ft.) 81021
Lot Size (Acres) 1.86	Inclusions None.	Restrictions 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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