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## 2930 9 AVENUE N FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lethbridge, Alberta



**Listing ID:**  
35292


**MLS ID:**  
A2311696

**\$8,900,000**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
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 2930 9 Avenue N, Lethbridge , Alberta T1H 5E4

<b>Transaction Type</b> For Sale	<b>Zoning</b> I-G	<b>Subdivision</b> NONE
<b>Year Built</b> 1973	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 702LK	<b>Building Area (Sq. Ft.)</b> 77000.00
<b>Building Area (Sq. M.)</b> 7153.47	<b>Lot Size (Sq. Ft.)</b> 143694	<b>Lot Size (Acres)</b> 3.30
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister

This 77,000 SF industrial building situated on 3.3 acres is an investment sale opportunity located in the Lethbridge Industrial area. The property is currently occupied by BASF Agriculture Solutions Canada Inc., providing current net rental income of approximately \$654,500 CAD per annum and a 7.40% cap rate. The building is situated on a corner lot with multiple access points, allowing efficient circulation and access for 53-foot trailer trucks. Property features include four drive-in doors, four dock loading doors, heavy power service at 600 amps (TBV), clear ceiling heights ranging from 14 ft. to 18 ft., LED lighting, and a sprinkler system. The property offers excellent exposure and access along 9 Avenue NE, with convenient connectivity to Highway 3 and Highway 4.

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