# \$593,500 - 3233 30 Avenue N, Lethbridge

MLS® #A2217859

## \$593,500

0 Bedroom, 0.00 Bathroom, Commercial on 0.05 Acres

Sherring Industrial Park, Lethbridge, Alberta

The subject property is the last available unit in this brand new, Class A industrial development. These units feature high-quality and flexible 80' deep bays with widths starting at 30' and a clear span height of 26' - 20' sloping from the front to back. Each unit

will includes a 12' x 14' overhead door and mezzanine options. With sale or lease options available, each unit is a separately titled condo with individual addressing. This development is ideal for trades, contractors, warehouse storage or industrial retail users with Phase II

coming soon. The location offers an advantageous distribution point with easy access for large trucks. The property is in close proximity to three major highways. Lethbridge is also central to multiple trade areas, such as Calgary, Medicine Hat and the US border.

Built in 2024

### **Essential Information**

MLS® # A2217859 Price \$593,500

Bathrooms 0.00 Acres 0.05

Year Built 2024

Type Commercial

Sub-Type Industrial







Status Active

# **Community Information**

Address 3233 30 Avenue N

Subdivision Sherring Industrial Park

City Lethbridge

County Lethbridge

Province Alberta

Postal Code T1H 7J4

#### **Additional Information**

Date Listed May 3rd, 2025

Days on Market 182

Zoning I-B

## **Listing Details**

Listing Office AVISON YOUNG

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