

# \$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 include 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
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### 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	2
Zoning	I-B

### Listing Details

Listing Office	AVISON YOUNG
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