

# \$1,600,000 - 335 Trackside Drive, Rural Lethbridge County

---

MLS® #A2261680

**\$1,600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.30 Acres

NONE, Rural Lethbridge County, Alberta

No. of Buildings: One (1) stand-alone structure

Total Size:  $\hat{\pm}$  9,420 sq. ft. (leasable);  $\hat{\pm}$  8,520 sq. ft. (footprint)

Main Building:  $\hat{\pm}$  6,000 sq. ft.

Mezzanine:  $\hat{\pm}$  900 sq. ft.

Addition (2015):  $\hat{\pm}$  2,520 sq. ft.

Year Built: 1981 (main) with addition in 2015  
Effective Age: 20 years | Remaining Economic Life: 55 years

Foundation: Reinforced concrete

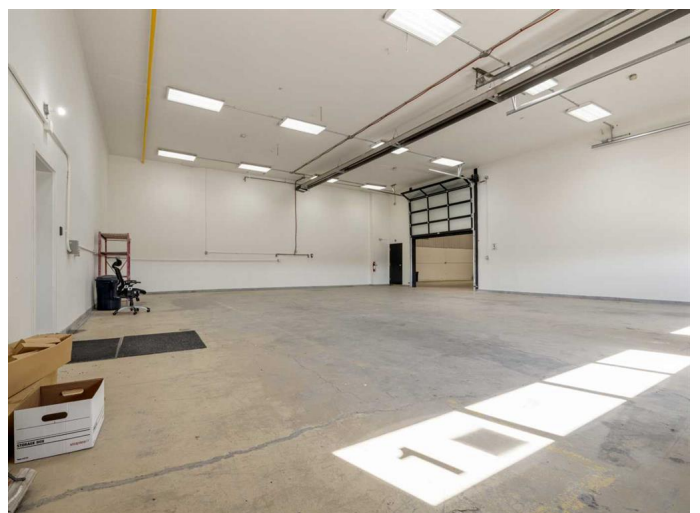
Structure: Wood frame construction

Exterior: Metal cladding (redone in 2015);  
ceiling height  $\hat{\pm}$  20'™

Roof: Gable, metal-clad, visually confirmed in good condition via drone review

Windows/Doors: Double-paned PVC windows;  
four (4) 14'™x16'™ insulated, powered overhead doors; steel pedestrian doors

Office/reception space with tile and vinyl plank flooring



Two (2) washrooms on the main floor

Mezzanine with office, lunchroom, and storage

Shop area with concrete floors, painted  
OSB/metal walls, newer LED lighting

Heating/Cooling: Gas-fired tube heaters in  
shop; forced hot air with A/C for office

Plumbing: Large electric hot water tank (2  
years old)

Electrical: 3-phase, 200-amp main service with  
400-amp capacity at pole; considered  
adequate for facility needs

The property is designed for functional  
industrial use, with a large concrete parking  
pad in front of the 2015 addition and four (4)  
concrete aprons for heavy equipment access.

Secure, fully fenced yard with dual gated  
access

Ample concrete parking and aprons

Flexible Rural General Industrial (RGI) zoning

Good visibility, functionality, and expansion  
potential

Built in 1981

### **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2261680    |
| Price      | \$1,600,000 |
| Bathrooms  | 0.00        |
| Acres      | 2.30        |
| Year Built | 1981        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |

Status                      Active

**Community Information**

Address                      335 Trackside Drive  
Subdivision                  NONE  
City                          Rural Lethbridge County  
County                        Lethbridge County  
Province                      Alberta  
Postal Code                  T1K 8H4

**Amenities**

Utilities                      Electricity Connected, Natural Gas Connected

**Interior**

Heating                      Forced Air, Natural Gas, Radiant  
Cooling                       Central Air

**Exterior**

Lot Description              Level, Low Maintenance Landscape, Yard Lights  
Roof                           Metal  
Foundation                  Poured Concrete

**Additional Information**

Date Listed                  October 2nd, 2025  
Days on Market              34  
Zoning                         RGI

**Listing Details**

Listing Office                SUTTON GROUP - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.