



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3205 18 Avenue N
Lethbridge, Alberta**

MLS # A2259163



\$1,100,000

Division: Churchill Industrial Park

Lot Size: 2.79 Acres

Lot Feat: Cleared, Level, Low Maintenance Landscape, Square Shaped Lot, Yard

By Town: -

LLD: 9-9-21-W4

Zoning: I-B

Water: -

Sewer: -

Utilities: -

This industrial parcel is leased to a strong national tenant for a three year lease, with flexibility at 18 months (Sept 2026). Average net income on the land lease over the three year term is \$63,250. In addition to rent, the tenant pays tax, maintenance, and other operating costs associated with the site. The site itself is primed for future development for a single or multi-user facility. It is a fully graded site with all Lethbridge utility services available. The nearly square site dimensions of approximately 380'x 320', with great frontage along 18th Avenue North, makes this parcel a flexible development site suitable for a variety of users. The site is graveled, fully fenced and secure, features three catch basins for proper water management, and has two solar light poles on site. 1. Graded and graveled site 2. Fully fenced 3. All utilities available 4. Appx 380'x 320' site 5. Frontage on 18 Ave N