



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**AB-25 AB-25 Highway
Iron Springs, Alberta**

MLS # A2286409



\$1,210,000

Division: NONE

Lot Size: 22.06 Acres

Lot Feat: -

By Town: -

LLD: 27-11-20-W4

Zoning: RGI

Water: None

Sewer: None

Utilities: -

This newly subdivided Rural General Industrial zoned parcel is a great opportunity to secure well-priced land in Lethbridge County. With a new road allowance completed in 2025, the site offers strong visibility, easy access, and plenty of room for flexible site development. Its size and location along Highway AB-25 make it a strong fit for logistics operations or agricultural support services. As part of Lethbridge County, the property benefits from lower municipal tax rates compared to the City of Lethbridge. The parcel will remain at the agriculture mill rate until development and change of use are completed, helping reduce holding costs. The combination of flexibility, competitive pricing, and industrial zoning makes this an attractive option in a market where rural industrial land is increasing in value. Located along Highway AB-25, just two miles west of the Highway AB-845 intersection to Coaldale and one mile east of Iron Springs, this parcel offers a convenient rural position with easy regional reach. Lethbridge County area is known for its strong agricultural base and growing industrial operations. With access to the provincial secondary highway network, this location offers businesses practical access to Lethbridge and surrounding area without the higher costs of operating in the city's urban industrial zones.