



2930 9 Avenue N
Lethbridge, Alberta

MLS # A2311696



\$8,900,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 77,000 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.30 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

This 77,000 SF industrial building situated on 3.3 acres is an investment sale opportunity located in the Lethbridge Industrial area. The property is currently occupied by BASF Agriculture Solutions Canada Inc., providing current net rental income of approximately \$654,500 CAD per annum and a 7.40% cap rate. The building is situated on a corner lot with multiple access points, allowing efficient circulation and access for 53-foot trailer trucks. Property features include four drive-in doors, four dock loading doors, heavy power service at 600 amps (TBV), clear ceiling heights ranging from 14 ft. to 18 ft., LED lighting, and a sprinkler system. The property offers excellent exposure and access along 9 Avenue NE, with convenient connectivity to Highway 3 and Highway 4.