



GRASSROOTS
REALTY GROUP

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**92 Township Road
Lethbridge, Alberta**

MLS # A2312801



\$2,812,500

Division: NONE

Lot Size: 11.25 Acres

Lot Feat: -

By Town: -

LLD: 15-9-21-W4

Zoning: RGI

Water: None

Sewer: None

Utilities: Electricity, Natural Gas, Sewer Not, Water Not

This 11.25-acre parcel offers a practical and well-located opportunity for industrial users looking to position themselves on the northern edge of the City of Lethbridge. Situated adjacent to the city boundary, the site provides the benefit of city proximity with lower Lethbridge County taxes. As a corner lot, the site has frontage along both Township Road 9-2 and 43rd Street North. Positioned just north of Frontier Business Park, the property sits in an area that continues to see steady industrial growth. The property is partially fenced and serviced with power and natural gas to the site, supporting a wide range of potential uses. With no Area Structure Plan required, development timelines can be more efficient, allowing users to move forward with fewer planning constraints. The parcel size and layout also lend itself well to potential subdivision, making it suitable for both owner-users and investors. Zoned Rural General Industrial (RGI), the site is a strong fit for storage, logistics, light manufacturing, or equipment-related uses. 1. Strong exposure near the City of Lethbridge 2. Dual access supports flexible use and subdivision potential 3. Benefit from lower county tax rates 4. Along the proposed CANAMEX corridor 5. Minutes north of Frontier Business Park 6. RGI zoning allows for a range of industrial uses