



131 22 Street N
Lethbridge, Alberta

MLS # A2323277



\$14,000,000

Division: Westminster

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 176,800 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: Public

Lot Size: 10.25 Acres

Sewer: Public Sewer

Lot Feat: -

Inclusions: None

High-quality infrastructure: High capacity servicing and engineered systems support scale-intensive industrial and cold storage operations. Functional clear height: Freezer areas offer clear heights up to 28', providing functional efficiency for modern cold storage and logistics users. Prominent exposure: Direct visibility from Highway 3 (27,030 VPD+) enhances corporate presence while supporting efficient way finding and distribution access. Significant freezer capacity: Approximately 70,000 square feet of existing freezer space positions the property as a rare opportunity in the local market. Super logistics access: Four access points with immediate highway connectivity support high-volume circulation and distribution efficiency. Value-add repositioning: Existing layout and infrastructure provide a strong foundation for retrofit to cold storage, food processing, or value added distribution uses.