

**AVISON
YOUNG**

Industrial condo for sale

#3, 4002 9 Avenue North
Lethbridge, AB

PRICE REDUCED



Sale Price
\$699,900



Opportunity
4,230 sf



Possession
Negotiable

9 Avenue North (5,900 VPD+)

**Quality industrial condo featuring a
modern office, shop and fenced yard**

Get more property information

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Property Description

This nicely finished unit offers a versatile layout suited to a range of light industrial users, with a functional office-to-shop ratio. The office portion features two large executive offices and four additional private offices, a reception area, three washrooms, and dedicated staff areas. HVAC systems include forced air heating and air conditioning in the office areas, and radiant heaters in the shop.

The shop space is open and flexible, with two 14' x 16' overhead doors, 18' ceiling heights, and a 965 sf +/- storage mezzanine with an exterior yard space that is fully fenced and paved. This property combines functionality and professional appeal in a move-in-ready opportunity.

Location Description

The subject property is located in the Shackleford Industrial Park and enjoys convenient access to 43 Street North via 9 Avenue North. This center condo unit benefits from the access and street-facing exposure along busy 9 Avenue North with options for back-lit custom signage and pylon signage. The paved parking lot and dual entrances make it easily accessible for large vehicles or customers.

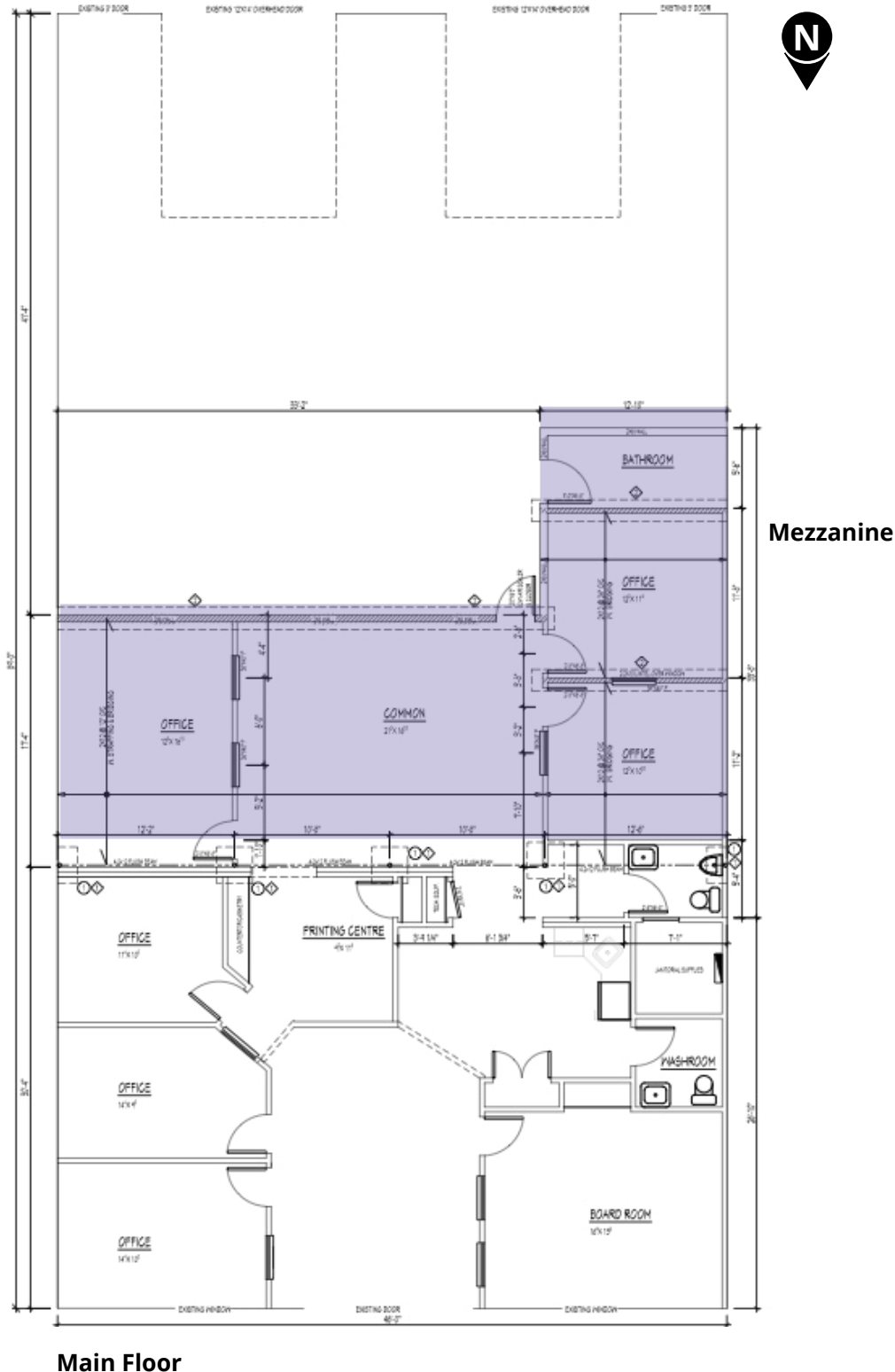
Offering Summary

Opportunity	4,230 sf
Site Size	4.5 acres (proportionate share)
Legal Address	0414358; 18
Zoning	General Industrial (I-G)
Sale Price	\$699,900
Condo Fees	\$459.16 per month (2025)
Property Taxes	\$17,869.07 (2025)
Possession	Negotiable

Property Highlights

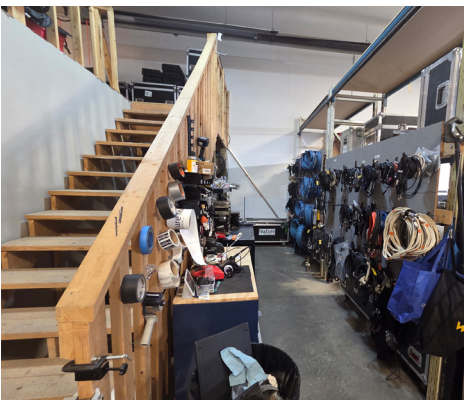
- Accessible site
- Prominent signage
- Secure, gated yard space
- 965 sf +/- storage mezzanine
- Two 14'x16' OHD's
- 2025 Property Assessment Value: \$707,000

Floor Plan



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