



**Flexible industrial property
offering a mix of shop,
office, and storage space**



5,412 sf on 0.42 acres



12' x 14' drive-thru
bay & fenced yard



Immediate possession

Get more property information

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Property Description

This property offers a functional blend of shop space and a fully built-out office, ideal for small to mid-size industrial users. The shop is a steel quonset exterior with concrete foundation and includes a 12' x 14' drive-thru bay with convenient front and rear alley access. Recent interior renovations feature upgraded shop lighting, a refreshed reception area, modern offices, a new kitchenette, and a flexible boardroom or staff space on the finished mezzanine. The premises have excellent visibility and pylon signage opportunities, while offering the privacy and security of a fully fenced site with an integrated security system. Ideal for businesses seeking a well-maintained, flexible property.

Location Description

This industrial property is located in the Senator Buchanan area of North Lethbridge, just west of the Anderson Industrial Park. The stand-alone shop is centrally located and easily accessible from 10 Street North, via 5 Avenue North. The site improvements include the secured yard, graveled base, fenced compound, and asphalt parking.

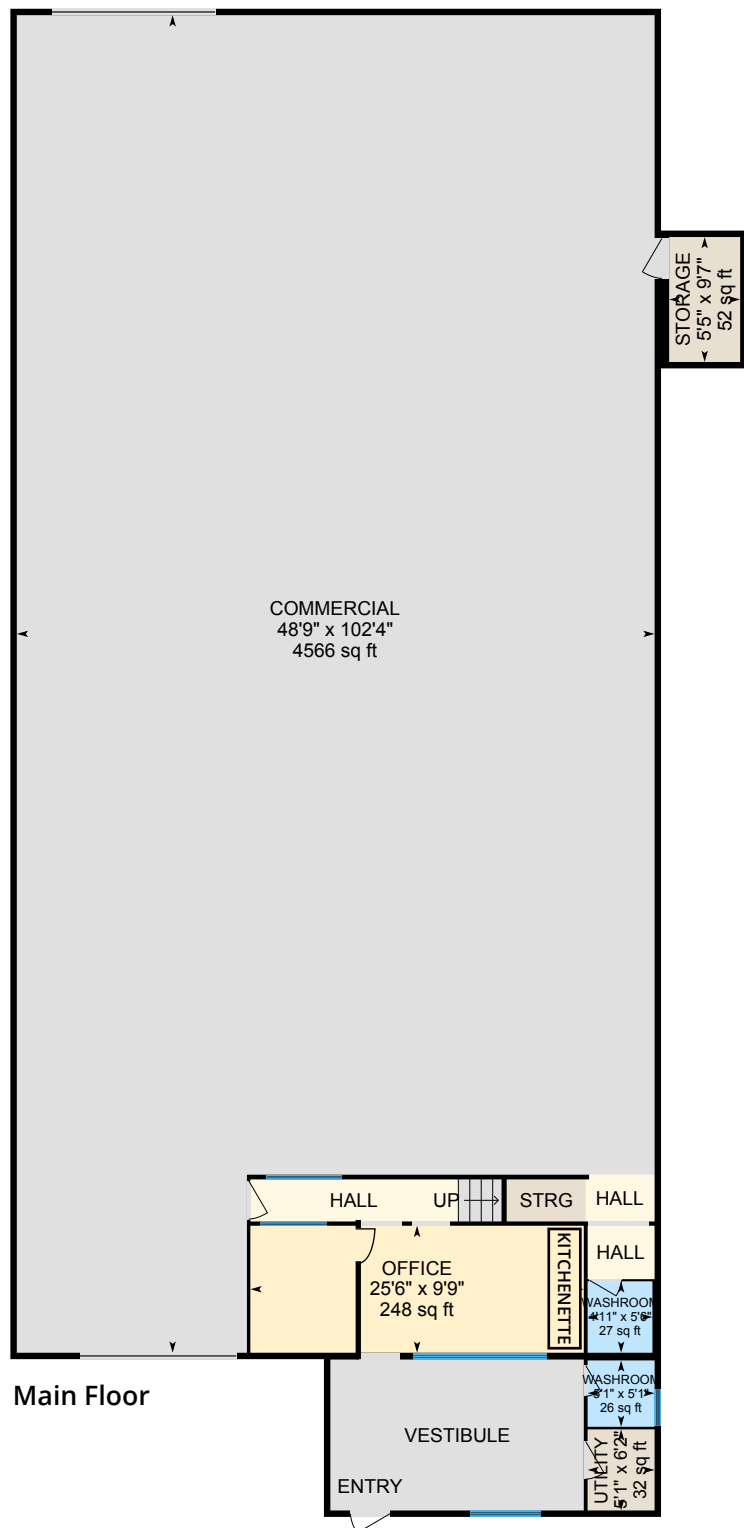
Offering Summary

Opportunity	5,412 sf
Site Size	0.42 acres
Legal Address	6720JK;206;9
Zoning	Business Industrial (I-B)
Sale Price	\$795,000
Taxes	\$10,691.11 (2025)
Lease Price	\$12.00 psf
Additional Rent	\$3.00 psf (Est.)
Possession	Immediate

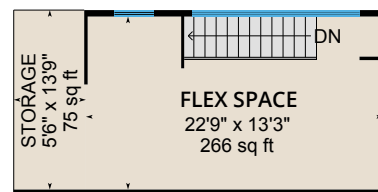
Property Highlights

- 5,100 sf shop space and 312 sf office
- Modern renovation to office and staff areas
- 16' clearance in the shop
- 200 AMP, 3-Phase electrical
- In-floor trench drains

Floor Plan



Main Floor



Mezzanine





EXTERIORS
DESIGN & CONSTRUCTION

5 AVENUE NORTH

GasKing

Lethbridge
TRANSIT

ATCO
gas

Lakeview
BAKERY & DELI

Subject
Property

Red
Tomato
Pies

LETHBRIDGE

STAFFORD DRIVE NORTH

Centre Village Mall
save on foods LONDON DRUGS
ALBERTA PRECISION LABORATORIES Mark's CANADIAN TIRE

HIGHWAY 3

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