\$2,600,000 - 2802 5 Avenue N, Lethbridge

MLS® #A2219359

\$2,600,000

0 Bedroom, 0.00 Bathroom, Commercial on 1.33 Acres

Anderson Industrial Park, Lethbridge, Alberta

The subject property is located in a busy strip plaza (20,903 SF on 1.33 acres) with exposure to 16,800 VPD+ along 5th

Avenue North, essentially the "gateway― to the industrial parks. The property has easy access via 5th Ave N, from

Mayor Magrath Drive North and 43rd Street North. The current owner has made it a priority to complete the

regularly required building maintenance, including regularly replacing HVAC rooftop units (RTUs). The site has

a large parking lot with 50+ stalls and tenants can utilize both unit signage and streetside pylon signage.

Built in 1979

Essential Information

MLS® # A2219359 Price \$2,600,000

Bathrooms 0.00 Acres 1.33 Year Built 1979

Type Commercial

Sub-Type Industrial

Status Active

Community Information

Address 2802 5 Avenue N

Subdivision Anderson Industrial Park







City Lethbridge
County Lethbridge
Province Alberta

Postal Code T1H 0P1

Amenities

Amenities Parking, Visitor Parking

Parking Spaces 50

Interior

Interior Features See Remarks, Separate Entrance

Exterior

Lot Description Near Shopping Center, Paved

Additional Information

Date Listed May 5th, 2025

Days on Market 180 Zoning DC

Listing Details

Listing Office AVISON YOUNG

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