# \$1,100,000 - 3205 18 Avenue N, Lethbridge

MLS® #A2259163

\$1,100,000

0 Bedroom, 0.00 Bathroom, Land on 2.79 Acres

Churchill Industrial Park, Lethbridge, Alberta

This industrial parcel is leased to a strong national tenant for a three year lease, with flexibility at 18 months (Sept 2026). Average net income on the land lease over the three year term is \$63,250. In addition to rent, the tenant pays tax, maintenance, and other operating costs associated with the site. The site itself is primed for future development for a single or multi-user facility. It is a fully graded site with all Lethbridge utility services available. The nearly square site dimensions of approximately 380'x 320', with great frontage along 18th Avenue North, makes this parcel a flexible development site suitable for a variety of users. The site is graveled, fully fenced and secure, features three catch basins for proper water management, and has two solar light poles on site.

- 1. Graded and graveled site
- 2. Fully fenced
- 3. All utilities available
- 4. Appx 380'x 320' site
- 5. Frontage on 18 Ave N

#### **Essential Information**

MLS® # A2259163 Price \$1,100,000

Bathrooms 0.00 Acres 2.79 Type Land







Sub-Type Industrial Land

Status Active

## **Community Information**

Address 3205 18 Avenue N

Subdivision Churchill Industrial Park

City Lethbridge County Lethbridge

Province Alberta
Postal Code T1H 5S1

#### **Exterior**

Lot Description Cleared, Level, Low Maintenance Landscape, Square Shaped Lot, Yard

Lights

#### **Additional Information**

Date Listed September 22nd, 2025

Days on Market 44
Zoning I-B

### **Listing Details**

Listing Office AVISON YOUNG

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