



**GRASSROOTS**  
REALTY GROUP

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**4408 14 Avenue N**  
**Rural Lethbridge County, Alberta**

**MLS # A2217351**



**\$2,427,850**

**Division:** NONE

**Lot Size:** 8.23 Acres

**Lot Feat:** -

**By Town:** Lethbridge

**LLD:** 10-9-21-W4

**Zoning:** RGI

**Water:** Public

**Sewer:** Septic Needed

**Utilities:** -

Opportunity &bull; Frontier Business Park offers up to 58.23 acres of Industrial land for sale in a prime location in the Lethbridge County. This desirable development provides a new frontier for Southern Alberta businesses looking to take advantage of this high traffic rural site with easy highway access, while still being adjacent to the City of Lethbridge. The business park will be ideal for development of industrial operations, especially those that require large yards. The park is best suited for the development of warehousing, manufacturing, trucking and logistical operations. &bull; The developer will consider built-to-suit lease option as well.