



GRASSROOTS
REALTY GROUP

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3719 2 Avenue N
Lethbridge, Alberta

MLS # A2233136



\$2,500,000

Division: Anderson Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,320 sq.ft.

Zoning: I-G

Heating: Forced Air, Natural Gas, Radiant

Floors: Concrete, Vinyl Plank

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 3.87 Acres

Lot Feat: Corner Lot

This upgraded industrial property offers a practical, near 60/40 split between shop and office space. The office includes staff amenities and a modern finished second floor, while the 2019 renovations (approx. \$300K) added a new steel roof, recladding, upgraded windows, and a repoured concrete floor. The interior is bright and contemporary, with upgraded LED lighting throughout. The shop boasts 15' ceilings, radiant heat, a trench drain, and two overhead doors (14.5'x18' and 10'x12'), accommodating a wide range of industrial operations. The climate-controlled office has a separate furnace and air conditioning unit for each floor to ensure year-round comfort and efficiency. This property presents a rare opportunity for businesses seeking a secure, spacious, and modern facility in a prime industrial location.