



GRASSROOTS
REALTY GROUP

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1, 109 Broxburn Boulevard
Rural Lethbridge County, Alberta

MLS # A2233149



\$12 per sq.ft.

Division: NONE
Type: Industrial
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: Unit 1
Bus. Name: -
Size: 4,000 sq.ft.
Zoning: RGI

Heating: Make-up Air, Overhead Heater(s)
Floors: -
Roof: Metal
Exterior: Aluminum Siding , Concrete
Water: -
Sewer: -
Inclusions: None

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 3.27 Acres
Lot Feat: -

Located in Broxburn Business Park with access from Highway AB-3. The Broxburn business park is located in the Lethbridge County, approximately 3 km (3 minutes) from Lethbridge and 5 km (5 minutes) from Coaldale. This functional end-unit is designed to meet the needs of modern businesses, featuring an oversized gravel yard with a 40-foot asphalt apron extending from the rear of the building, this property offers excellent maneuverability and functionality. At the front of the building, a paved shared parking lot provides a clean and professional first impression for staff and visitors alike. As a corner unit, it has three convenient access points and offers outstanding functionality and flexibility. Inside, you'll find clean, contemporary office space that's fully move-in ready, complemented by a bright and well-lit shop area with ceiling heights ranging from 22' to 24'. The property includes a make-up air unit, two overhead heaters, 3-phase 200-amp electrical service, a 14'x16' overhead door, and a wash bay (removable if desired) with a floor drain. Additional amenities include separate bathrooms for the office and shop, a staff room with a sink, and abundant natural light from large windows throughout. This is a clean, well-maintained space that's ready to support your operations from day one.