



**GRASSROOTS**  
REALTY GROUP

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**3790 32 Street N**  
**Lethbridge, Alberta**

**MLS # A2239626**



**\$1,250,000**

**Division:** Sherring Industrial Park

**Lot Size:** 3.52 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 16-9-21-W4

**Zoning:** I-G

**Water:** -

**Sewer:** -

**Utilities:** -

Located in the Sherring Industrial Park, the site offers great access and exposure from 32nd Avenue North and is nearby the high-trafficked Giffen Road North. Neighbouring businesses include Triple M Housing, Cruise Movers, Instream, Electrical Solutions, Inc, RBG Construction Ltd., and Builder's Channel Inc. The parcel has only one neighbor to the south of the site, Sentinel Storage. This square site offers flexible development options for a wide range of uses. Zoned General Industrial (I-G) there are a number of permitted and discretionary uses to accommodate a wide range of potential users including but not limited to; storage, automotive shops, building trades, equipment sales, farm supplies, general manufacturing, and warehousing. All City of Lethbridge utilities are available to the site, as well as fiber optic internet which was recently installed throughout the park. Site work has been completed included catch basins, stripped and graveled, and fully fenced and gated.