



GRASSROOTS
REALTY GROUP

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**214 Jamieson Avenue
Picture Butte, Alberta**

MLS # A2246601



\$11 per sq.ft.

Division: NONE
Type: Industrial
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 4,425 sq.ft.
Zoning: -

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 0.50 Acre
Lot Feat: -

A rare opportunity to find a stand-alone shop with yard. Located in Picture Butte one block south of Highway Ave N (HWY AB-25), across from the local Home Hardware building center, this property offers strategic access to high-load transportation routes, close proximity to Lethbridge for market reach, and strong community support. With designated industrial zones and coordinated planning with Lethbridge County, it's a practical and business-friendly place to grow. This well-appointed office space features a welcoming foyer complete with a coffee bar and a large reception desk. It includes three spacious private offices, a staff room with kitchenette, built-in storage cubbies for staff belongings, and two barrier-free washrooms. The entire space is air-conditioned for year-round comfort. The adjoining shop is ideal for light industrial or service-based operations, offering a pull-through bay with two 12'x14' overhead doors, a floor drain, a manual 1-ton overhead hoist, a storage mezzanine, and an air compressor. At the rear of the property, you'll find a paved parking pad with a gravel extension. Along Jamieson Avenue, there is a large, graveled yard that is fully fenced and gated, providing secure outdoor space.