



GRASSROOTS
REALTY GROUP

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**Unit D & F, 2926 8 Avenue N
Lethbridge, Alberta**

MLS # A2267163



\$9 per sq.ft.

Division: Shackleford Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,936 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.04 Acres

Sewer: -

Lot Feat: -

Inclusions: None

Located at 2926 8th Avenue North, Unit D, this industrial property offers a central position within Lethbridge's north industrial area. The site features dual access points, providing flexibility for deliveries and vehicle flow. While easily accessible from major routes, the property is set slightly off the main thoroughfares of 30th Street North and 28th Street North, resulting in less passing traffic and improved maneuverability for vehicles entering and exiting the site. It also includes a large, paved, shared customer parking lot, along with some on-street parking, offering convenient options for staff and visitors. This versatile industrial bay is ideal for a wide range of industrial or building-services operations, offering a spacious, wide-open shop layout with 16' ceilings and excellent front and rear access for loading. The front retail showroom provides great visibility and customer access, with dedicated office and staff areas to support day-to-day operations. Equipped with 100-amp power, a paint booth, and a make-up air unit, the bay is well-suited for various industrial uses. Exterior highlights include paved front parking and a shared, fenced gravel yard, with dual access off 8th Avenue North.