



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

565 41 Street N  
Lethbridge, Alberta

MLS # A2287358



**\$1,700,000**

**Division:** Shackleford Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,437 sq.ft.

**Zoning:** I-B

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This industrial property features a 24 foot clear height and just under 10,000 square feet of open space. Located in Shackleford Industrial Park close to other established businesses and with quick access to major roads, this property presents an excellent opportunity to grow your business. This property can be divided into different units and features four overhead doors in the back.