



**GRASSROOTS**  
REALTY GROUP

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**3419 36 Street N**  
**Lethbridge, Alberta**

**MLS # A2176323**



**\$1,300,000**

**Division:** Sherring Industrial Park

**Lot Size:** 5.00 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** I-H

**Water:** -

**Sewer:** -

**Utilities:** -

Great corner lot zoned I-H. The general area is set up for Heavy Industrial and is already adjacent to other Heavy Industrial. This is a good sized parcel that is basically ready for the next user. The lot is on a future rail spur so that is very appealing.