

# \$1,100,000 - 3205 18 Avenue N, Lethbridge

MLS® #A2259163

**\$1,100,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.79 Acres

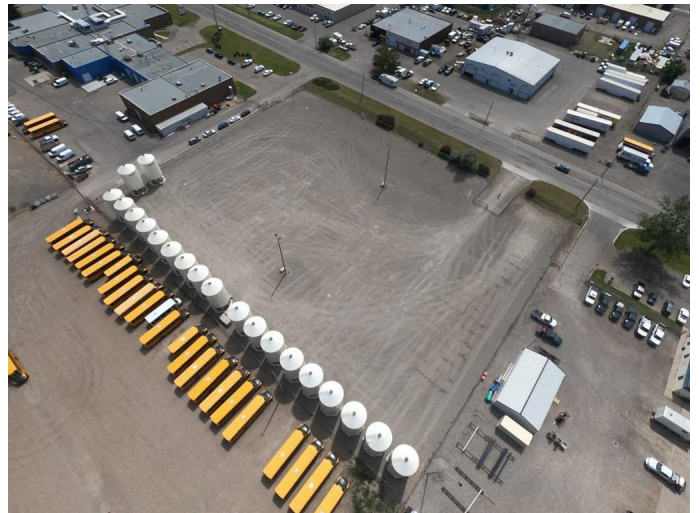
Churchill Industrial Park, Lethbridge, Alberta

This industrial parcel is leased to a strong national tenant for a three year lease, with flexibility at 18 months (Sept 2026). Average net income on the land lease over the three year term is \$63,250. In addition to rent, the tenant pays tax, maintenance, and other operating costs associated with the site. The site itself is primed for future development for a single or multi-user facility. It is a fully graded site with all Lethbridge utility services available. The nearly square site dimensions of approximately 380â€™™x 320â€™™, with great frontage along 18th Avenue North, makes this parcel a flexible development site suitable for a variety of users. The site is graveled, fully fenced and secure, features three catch basins for proper water management, and has two solar light poles on site.

1. Graded and graveled site
2. Fully fenced
3. All utilities available
4. Appx 380â€™™x 320â€™™ site
5. Frontage on 18 Ave N

## Essential Information

MLS® #	A2259163
Price	\$1,100,000
Bathrooms	0.00
Acres	2.79
Type	Land



Sub-Type	Industrial Land
Status	Active

### Community Information

Address	3205 18 Avenue N
Subdivision	Churchill Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5S1

### Exterior

Lot Description	Cleared, Level, Low Maintenance Landscape, Square Shaped Lot, Yard Lights
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### Additional Information

Date Listed	September 22nd, 2025
Zoning	I-B

### Listing Details

Listing Office	AVISON YOUNG
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