

\$2,600,000 - 2802 5 Avenue N, Lethbridge

MLS® #A2219359

\$2,600,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.33 Acres

Anderson Industrial Park, Lethbridge, Alberta

The subject property is located in a busy strip plaza (20,903 SF on 1.33 acres) with exposure to 16,800 VPD+ along 5th Avenue North, essentially the “gateway” to the industrial parks. The property has easy access via 5th Ave N, from Mayor Magrath Drive North and 43rd Street North. The current owner has made it a priority to complete the regularly required building maintenance, including regularly replacing HVAC rooftop units (RTUs). The site has a large parking lot with 50+ stalls and tenants can utilize both unit signage and streetside pylon signage.

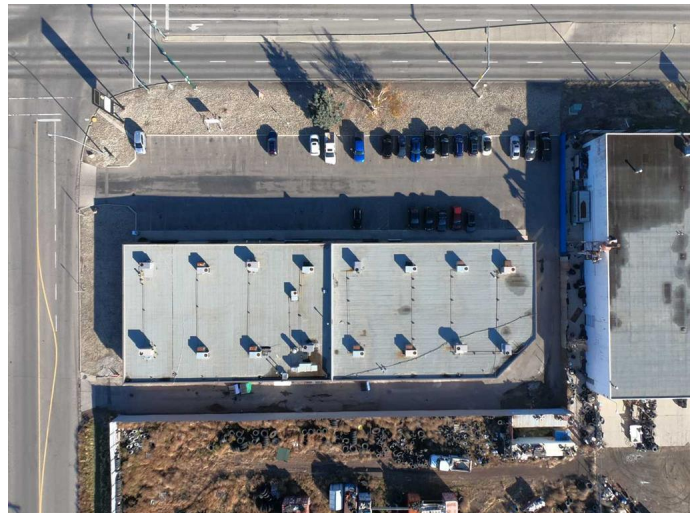
Built in 1979

Essential Information

MLS® #	A2219359
Price	\$2,600,000
Bathrooms	0.00
Acres	1.33
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	2802 5 Avenue N
Subdivision	Anderson Industrial Park



City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0P1

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	50

Interior

Interior Features	See Remarks, Separate Entrance
-------------------	--------------------------------

Exterior

Lot Description	Near Shopping Center, Paved
-----------------	-----------------------------

Additional Information

Date Listed	May 5th, 2025
Days on Market	12
Zoning	DC

Listing Details

Listing Office	AVISON YOUNG
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.