

# \$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.

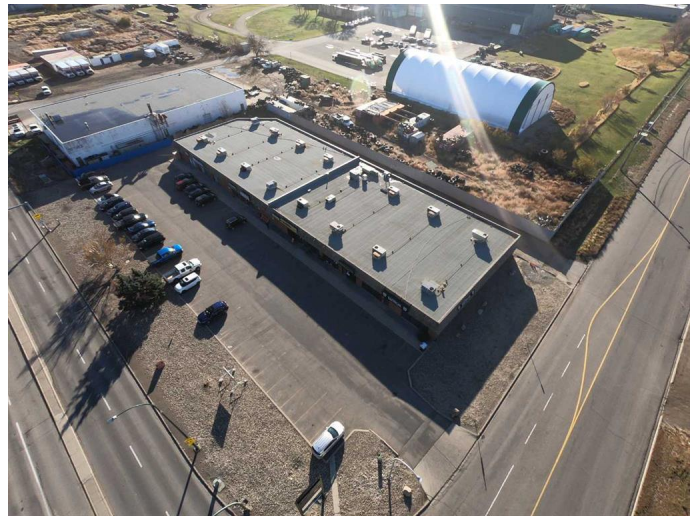
Built in 1979

## 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 | 175           |
| Zoning         | DC            |

### **Listing Details**

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

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