

# \$12 - 1, 109 Broxburn Boulevard, Rural Lethbridge County

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MLS® #A2233149

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.27 Acres

NONE, Rural Lethbridge County, Alberta

Located in Broxburn Business Park with access from Highway AB-3. The Broxburn business park is located in the Lethbridge County, approximately 3 km (3 minutes) from Lethbridge and 5 km (5 minutes) from Coaldale. This functional end-unit is designed to meet the needs of modern businesses, featuring an oversized gravel yard with a 40-foot asphalt apron extending from the rear of the building, this property offers excellent maneuverability and functionality. At the front of the building, a paved shared parking lot provides a clean and professional first impression for staff and visitors alike. As a corner unit, it has three convenient access points and offers outstanding functionality and flexibility. Inside, you'll find clean, contemporary office space that's fully move-in ready, complemented by a bright and well-lit shop area with ceiling heights ranging from 22' to 24'. The property includes a make-up air unit, two overhead heaters, 3-phase 200-amp electrical service, a 14'x16' overhead door, and a wash bay (removable if desired) with a floor drain. Additional amenities include separate bathrooms for the office and shop, a staff room with a sink, and abundant natural light from large windows throughout. This is a clean, well-maintained space that's ready to support your operations from day one.



Built in 2014

## Essential Information

MLS® #	A2233149
Price	\$12
Bathrooms	0.00
Acres	3.27
Year Built	2014
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	1, 109 Broxburn Boulevard
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T1J 3Z3

## Interior

Heating	Overhead Heater(s), Make-up Air
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## Exterior

Roof	Metal
Construction	Concrete, Aluminum Siding

## Additional Information

Date Listed	June 19th, 2025
Days on Market	29
Zoning	RGI

## Listing Details

Listing Office	AVISON YOUNG
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