

# \$12 - 214 Jamieson Avenue, Picture Butte

MLS® #A2246601

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.50 Acres

NONE, Picture Butte, Alberta

A rare opportunity to find a stand-alone shop with yard. Located in Picture Butte one block south of Highway Ave N (HWY AB-25), across from the local Home Hardware building center, this property offers strategic access to high-load transportation routes, close proximity to Lethbridge for market reach, and strong community support. With designated industrial zones and coordinated planning with Lethbridge County, it's a practical and business-friendly place to grow.

This well-appointed office space features a welcoming foyer complete with a coffee bar and a large reception desk. It includes three spacious private offices, a staff room with kitchenette, built-in storage cubbies for staff belongings, and two barrier-free washrooms. The entire space is air-conditioned for year-round comfort. The adjoining shop is ideal for light industrial or service-based operations, offering a pull-through bay with two 12'x14' overhead doors, a floor drain, a manual 1-ton overhead hoist, a storage mezzanine, and an air compressor. At the rear of the property, you'll find a paved parking pad with a gravel extension. Along Jamieson Avenue, there is a large, graveled yard that is fully fenced and gated, providing secure outdoor space.

Built in 1999

## Essential Information



MLS® #	A2246601
Price	\$12
Bathrooms	0.00
Acres	0.50
Year Built	1999
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	214 Jamieson Avenue
Subdivision	NONE
City	Picture Butte
County	Lethbridge County
Province	Alberta
Postal Code	T0k 1V0

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	34

### **Listing Details**

Listing Office	AVISON YOUNG
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