

\$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 380'™x 320'™, 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 380'™x 320'™ 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
-----------------	---

Additional Information

Date Listed	September 22nd, 2025
Days on Market	42
Zoning	I-B

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.