

\$2,500,000 - 3719 2 Avenue N, Lethbridge

MLS® #A2233136

\$2,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 3.87 Acres

Anderson Industrial Park, Lethbridge, Alberta

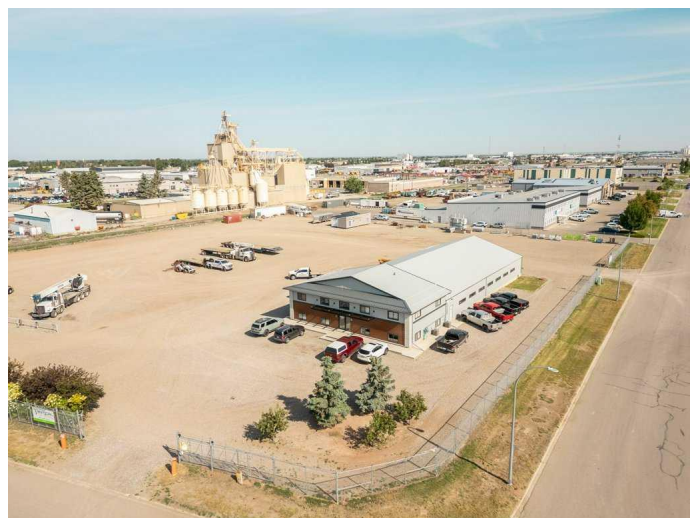
This upgraded industrial property offers a practical, near 60/40 split between shop and office space. The office includes staff amenities and a modern finished second floor, while the 2019 renovations (approx. \$300K) added a new steel roof, recladding, upgraded windows, and a repoured concrete floor. The interior is bright and contemporary, with upgraded LED lighting throughout.

The shop boasts 15'™ ceilings, radiant heat, a trench drain, and two overhead doors (14.5'™x18'™ and 10'™x12'™), accommodating a wide range of industrial operations. The climate-controlled office has a separate furnace and air conditioning unit for each floor to ensure year-round comfort and efficiency. This property presents a rare opportunity for businesses seeking a secure, spacious, and modern facility in a prime industrial location.

Built in 1984

Essential Information

MLS® #	A2233136
Price	\$2,500,000
Bathrooms	0.00
Acres	3.87
Year Built	1984
Type	Commercial
Sub-Type	Industrial



Status	Active
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Community Information

Address	3719 2 Avenue N
Subdivision	Anderson Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5K7

Interior

Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air

Exterior

Lot Description	Corner Lot
Roof	Metal

Additional Information

Date Listed	June 19th, 2025
Days on Market	4
Zoning	I-G

Listing Details

Listing Office	AVISON YOUNG
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