

# \$1,600,000 - 335 Trackside Drive, Rural Lethbridge County

---

MLS® #A2261680

**\$1,600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.30 Acres

NONE, Rural Lethbridge County, Alberta

No. of Buildings: One (1) stand-alone structure

Total Size:  $\hat{\pm}$  9,420 sq. ft. (leasable);  $\hat{\pm}$  8,520 sq. ft. (footprint)

Main Building:  $\hat{\pm}$  6,000 sq. ft.

Mezzanine:  $\hat{\pm}$  900 sq. ft.

Addition (2015):  $\hat{\pm}$  2,520 sq. ft.

Year Built: 1981 (main) with addition in 2015  
Effective Age: 20 years | Remaining Economic  
Life: 55 years

Foundation: Reinforced concrete

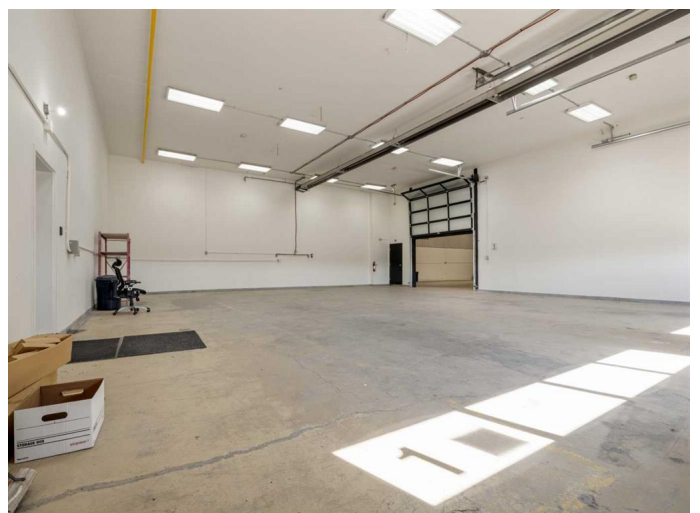
Structure: Wood frame construction

Exterior: Metal cladding (redone in 2015);  
ceiling height  $\hat{\pm}$  20'™

Roof: Gable, metal-clad, visually confirmed in  
good condition via drone review

Windows/Doors: Double-paned PVC windows;  
four (4) 14'™x16'™ insulated, powered  
overhead doors; steel pedestrian doors

Office/reception space with tile and vinyl plank  
flooring



Two (2) washrooms on the main floor

Mezzanine with office, lunchroom, and storage

Shop area with concrete floors, painted  
OSB/metal walls, newer LED lighting

Heating/Cooling: Gas-fired tube heaters in  
shop; forced hot air with A/C for office

Plumbing: Large electric hot water tank (2  
years old)

Electrical: 3-phase, 200-amp main service with  
400-amp capacity at pole; considered  
adequate for facility needs

The property is designed for functional  
industrial use, with a large concrete parking  
pad in front of the 2015 addition and four (4)  
concrete aprons for heavy equipment access.

Secure, fully fenced yard with dual gated  
access

Ample concrete parking and aprons

Flexible Rural General Industrial (RGI) zoning

Good visibility, functionality, and expansion  
potential

Built in 1981

### **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2261680    |
| Price      | \$1,600,000 |
| Bathrooms  | 0.00        |
| Acres      | 2.30        |
| Year Built | 1981        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 335 Trackside Drive     |
| Subdivision | NONE                    |
| City        | Rural Lethbridge County |
| County      | Lethbridge County       |
| Province    | Alberta                 |
| Postal Code | T1K 8H4                 |

## Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected |
|-----------|----------------------------------------------|

## Interior

|         |                                  |
|---------|----------------------------------|
| Heating | Forced Air, Natural Gas, Radiant |
| Cooling | Central Air                      |

## Exterior

|                 |                                               |
|-----------------|-----------------------------------------------|
| Lot Description | Level, Low Maintenance Landscape, Yard Lights |
| Roof            | Metal                                         |
| Foundation      | Poured Concrete                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 18                |
| Zoning         | RGI               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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