

**AVISON
YOUNG**

For sale

3790 32 Street North
Lethbridge, AB



Prime industrial land available in the Sherring Industrial Park
Fully serviced & strategically located site

Get more property information

Doug Mereska
Managing Director
403 942 0064
doug.mereska@avisonyoung.com

Josh Marti
Principal, Vice President
403 942 0144
josh.marti@avisonyoung.com

Vinko Smiljanec
Senior Associate
587.425.5745
vinko.smiljanec@avisonyoung.com



Property Description

This stripped and graveled industrial site offers flexible development options for a wide range of uses. Zoned General Industrial (I-G) there are a number of permitted and discretionary uses to accommodate a wide range of potential users including but not limited to; storage, automotive shops, building trades, equipment sales, farm supplies, general manufacturing, and warehousing. All City of Lethbridge utilities are available to the site, as well as fiber optic internet which was recently installed throughout the park.

Location Description

Located in the Sherring Industrial Park, the site offers great access and exposure from 32 Avenue North and is nearby the high-trafficked Giffen Road North.

Neighbouring businesses include Triple M Housing, Cruise Movers, Instream, Electrical Solutions, Inc, RBG Construction Ltd., and Builder's Channel Inc. The parcel has only one neighbor to the south of the site, Sentinel Storage.

Offering Summary

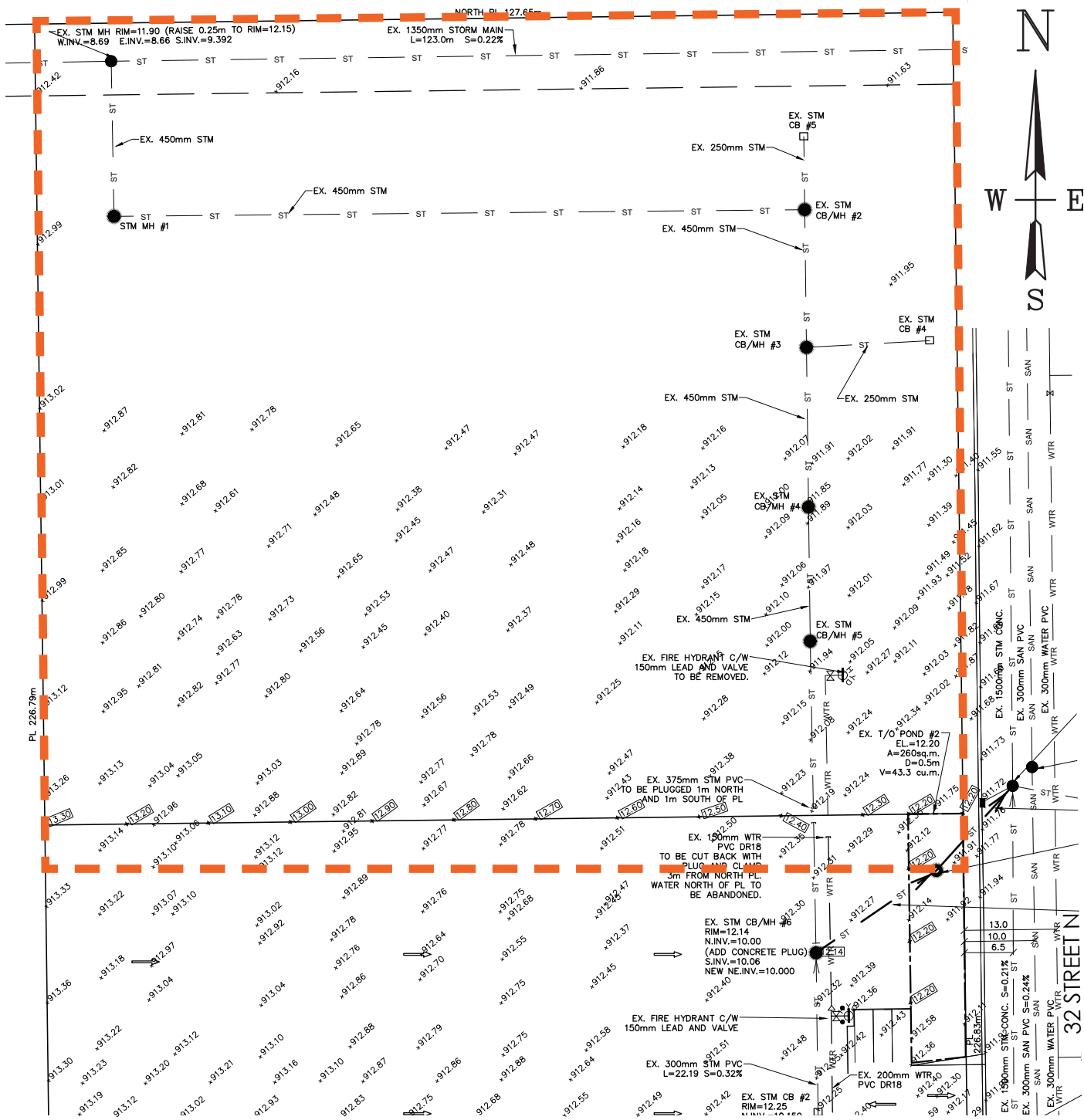
Opportunity	3.52 acres
Legal Address	0715287;5;13
Zoning	General Industrial (I-G)
Sale Price	\$1,125,000
Taxes	\$34,979.91 (2025)
Possession	Negotiable

Property Highlights

Site work completed including:

- Catch basins
- Stripped and graveled
- Secure lot, fenced and gated
- Utilities at or near property line

Site Plan





Get more property information

Doug Mereska

Managing Director

403 942 0064

doug.mereska@avisonyoung.com

Josh Marti

Principal, Vice President

403 942 0144

josh.marti@avisonyoung.com

Vinko Smiljanec

Senior Associate

587.425.5745

vinko.smiljanec@avisonyoung.com

Avison Young | 704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**