

For Sale

131 22 Street North
Lethbridge, AB



Large format cold storage & food production facility
200,650 sf +/- of usable space on 10.25 acres

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**AVISON
YOUNG**

Property details

BUILDING SIZE

176,800 sf +/- footprint
200,650 sf +/- of usable space
(1,350 sf office & 22,500 sf warehouse on 2nd floor)

SITE SIZE

10.25 acres

ZONING

General Industrial (I-G)

LEGAL ADDRESS

Plan: 540JK; Block: 1;2

YEAR BUILT

1947
Additions in 1966, 1976 & 1980
(freezer expansions)

ASSESSMENT

\$15,721,000 (2026)

PROPERTY TAXES

\$233,989.90 (2026)

SALE PRICE

\$14,000,000

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Opportunity

This property presents a compelling opportunity to acquire and reposition a large-scale industrial facility with significant existing freezer infrastructure. Featuring up to 28' ceiling heights and approximately 70,000 sf of freezer space, the building is well-suited for conversion to modern cold storage, freezer logistics, or food processing operations.

With robust servicing and infrastructure already in place, the asset offers an efficient retrofit opportunity for users seeking scale, functionality, and long-term operational value in a supply-constrained market. In addition, civil work has already been completed to support a further 40,000 sf of expansion, providing a clear path for future growth and enhanced operational capacity.

Location

Lethbridge is a major agri-food production hub with a population of approximately 111,400, anchored by leading global food processors including McCain Foods, Cavendish Farms, Lamb Weston, Richardson Oilseed, and Bonduelle. This established industry cluster supports a deep network of suppliers, labour, and logistics infrastructure, making the region highly attractive for food production and cold storage users.

The property is strategically located approximately 50 miles (just over an hour) north of the U.S. border along the CANAMEX Trade Corridor, offering efficient north-south connectivity to key markets. With four points of entry and immediate access to Highway 3, the site provides excellent exposure and seamless regional and cross-border distribution capabilities, ideally suited for logistics, cold storage, and value-added food operations.

Building specs

CEILING HEIGHT

Up to 28'

LOADING OPTIONS

7x overhead doors
4x sheltered recessed docks with levelers
1x exterior docks with levelers

WATER

Multiple 8" water services & municipal sewer services

ELECTRICAL

2x 2,500 KVA transformer
1x 150 KVA transformer
1x 3200 amp, 3-phase, 480V service
1x 3000 amp, 3-phase, 480V service

HVAC

Separate natural gas supply
Boiler heat for production
Auxiliary RTU's and AC units
Engineered refrigeration
2 separate natural gas meters
(1 for production & 1 for the building heat)

BUILDING AREA BREAKDOWN

Main floor
72,000 sf freezer space
33,000 sf production area
57,000 sf warehouse space
12,300 sf miscellaneous area
5,000 sf auxiliary buildings
3,000 sf office space

Second floor
1,350 sf office space
22,500 sf warehouse area

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Key highlights



High-quality infrastructure. High-capacity servicing and engineered systems support scale-intensive industrial and cold storage operations.



Functional clear height. Freezer areas offer clear heights up to 28', providing functional efficiency for modern cold storage and logistics users.



Prominent exposure. Direct visibility from Highway 3 (27,030 VPD+) enhances corporate presence while supporting efficient way finding and distribution access.



Significant freezer capacity.

Approximately 70,000 square feet of existing freezer space positions the property as a rare opportunity in the local market.



Super logistics access. Four access points with immediate highway connectivity support high-volume circulation and distribution efficiency.

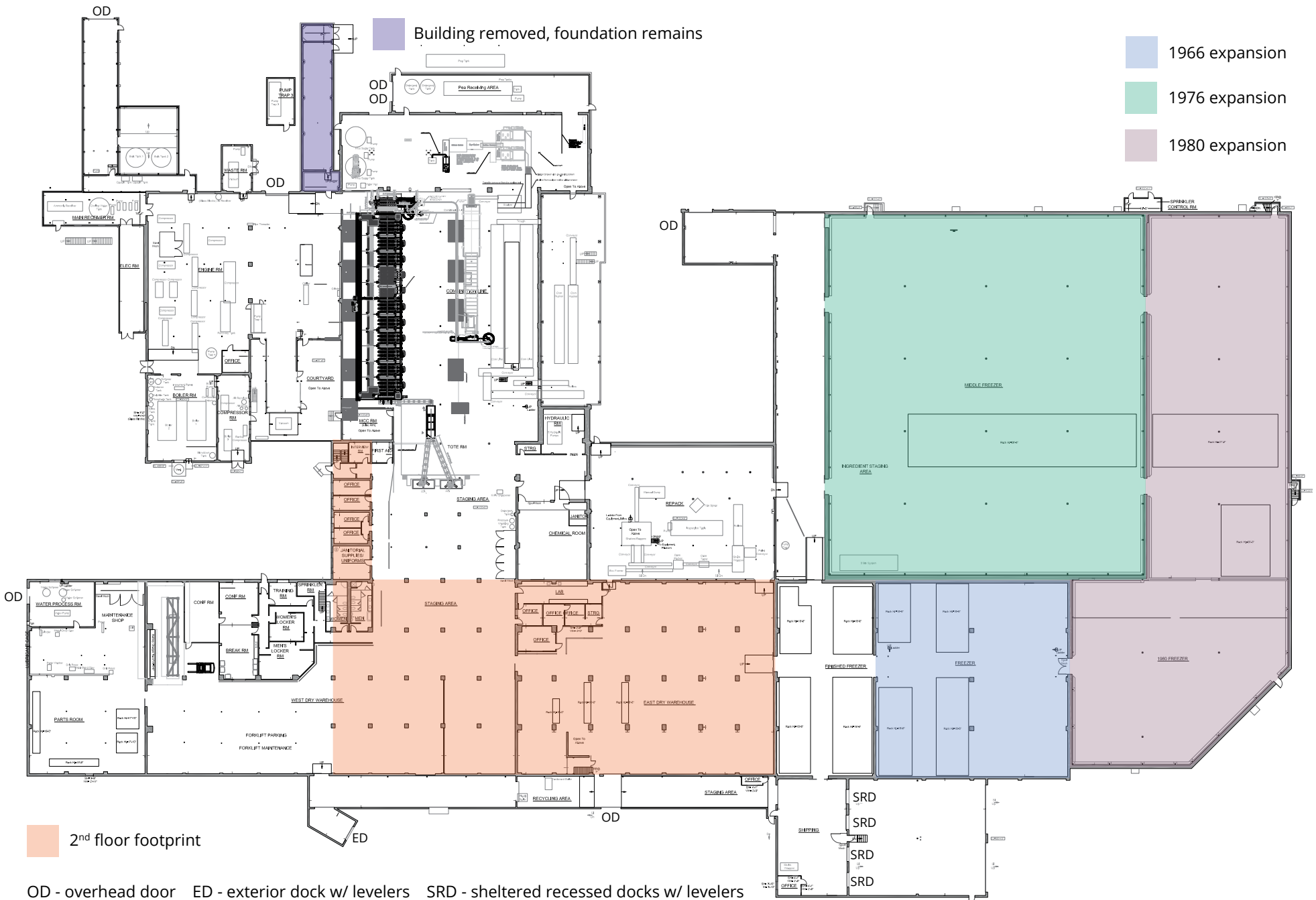


Value-add repositioning. Existing layout and infrastructure provide a strong foundation for retrofit to cold storage, food processing, or value-added distribution uses.

Floor plan

Large format cold storage & food production facility

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Property photos

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SITE AERIAL



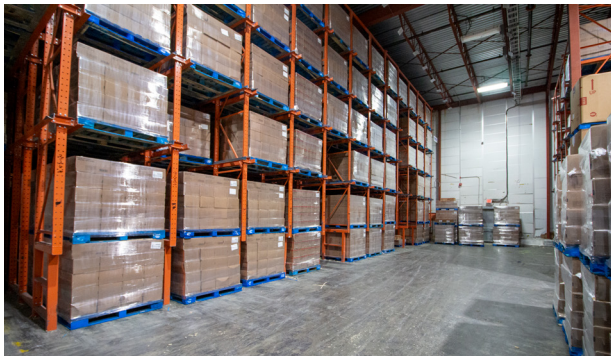
EXTERIOR DOCK



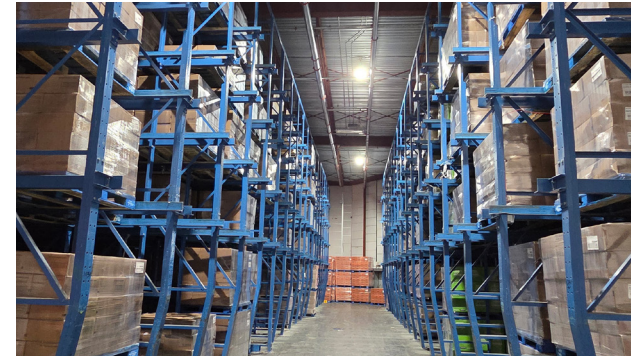
ENGINE ROOM



FREEZER



FREEZER



FREEZER



PRODUCTION AREA



CHEMICAL ROOM



EXTERIOR MECHANICAL

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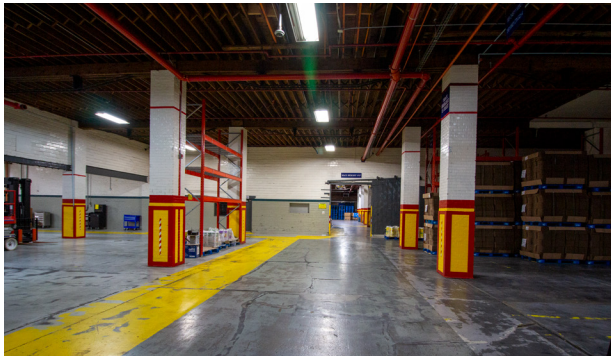
SHELTERED DOCKS



SHELTERED DOCKS



WAREHOUSE



WAREHOUSE



CIVIC WORK FOR EXPANSION



SECOND FLOOR



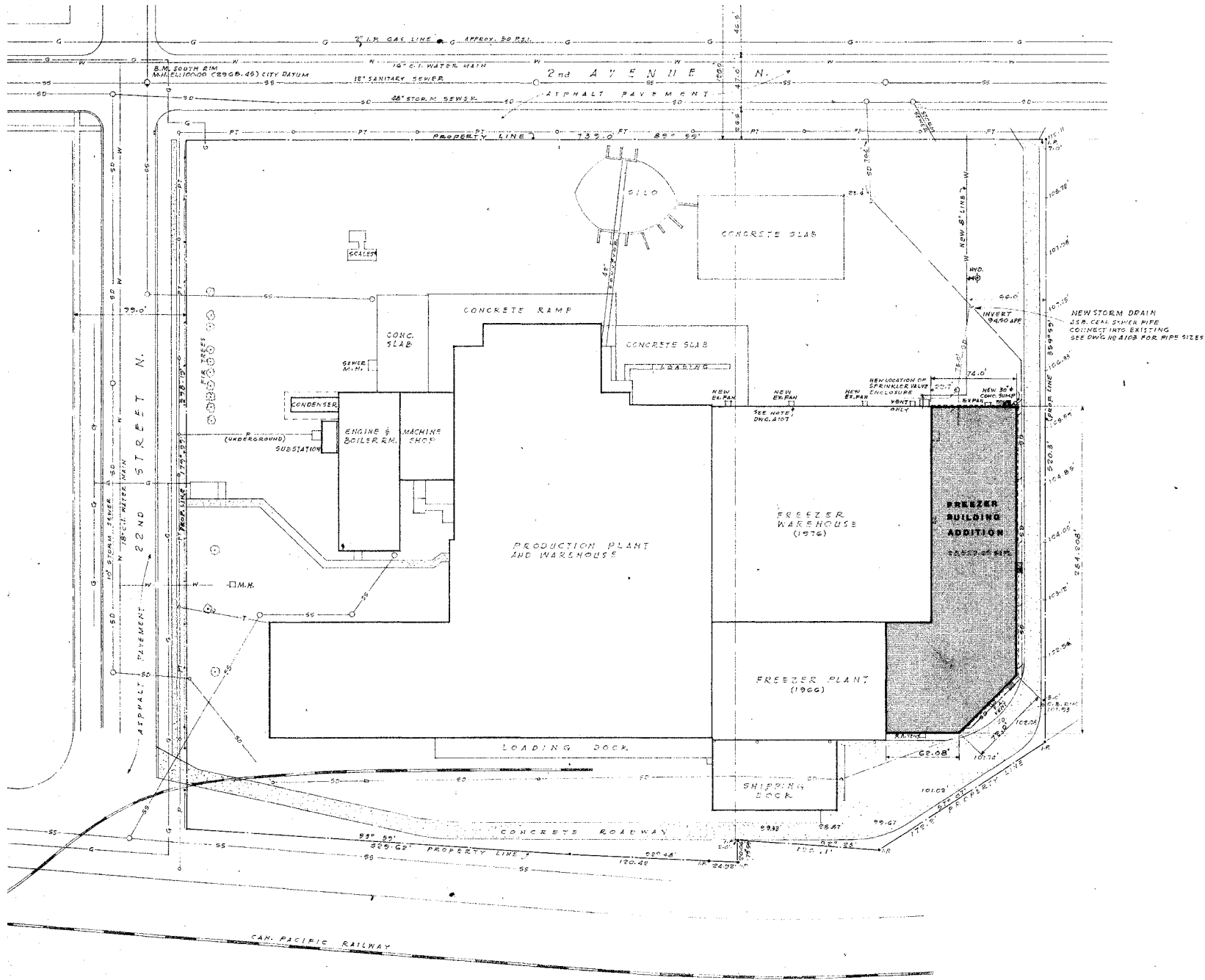
SECOND FLOOR



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Site plan

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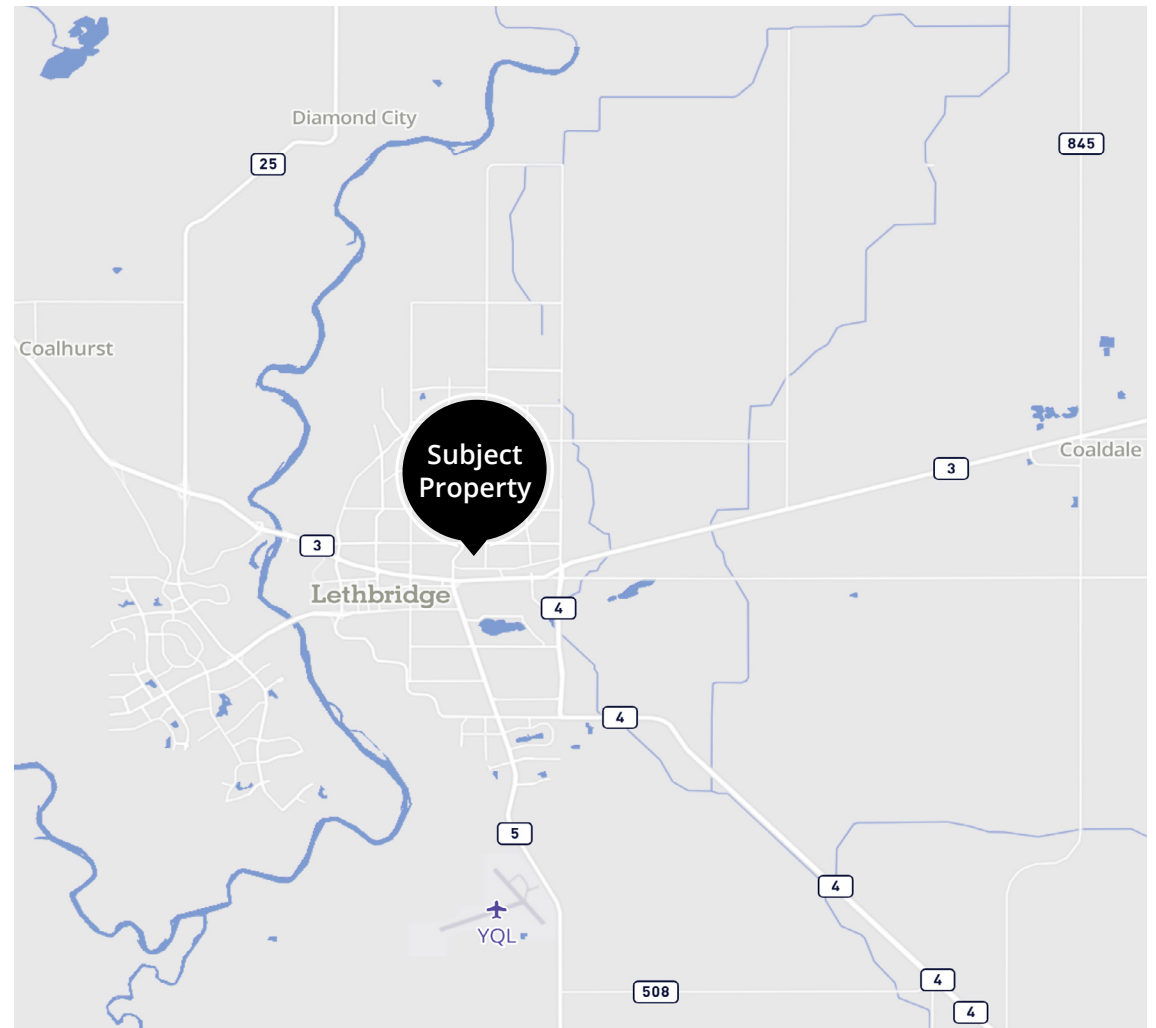
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Visit us online

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DRIVE TIMES

U.S. Border Crossing

1 hour 11 minutes

Calgary

2 hours 15 minutes