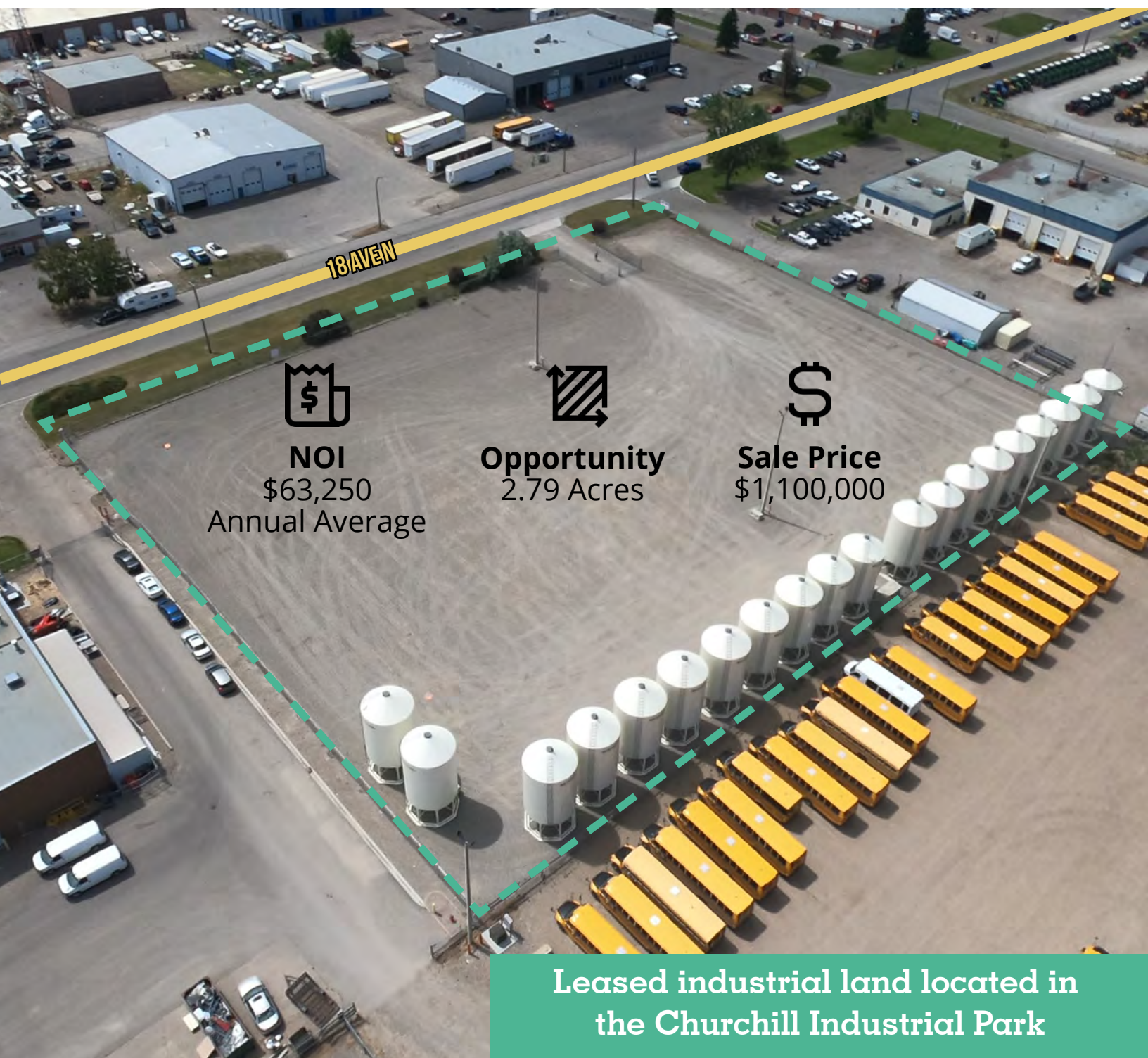


**AVISON
YOUNG**

Land for sale

3205 18 Avenue North
Lethbridge, AB T1H 5S1



NOI
\$63,250
Annual Average



Opportunity
2.79 Acres



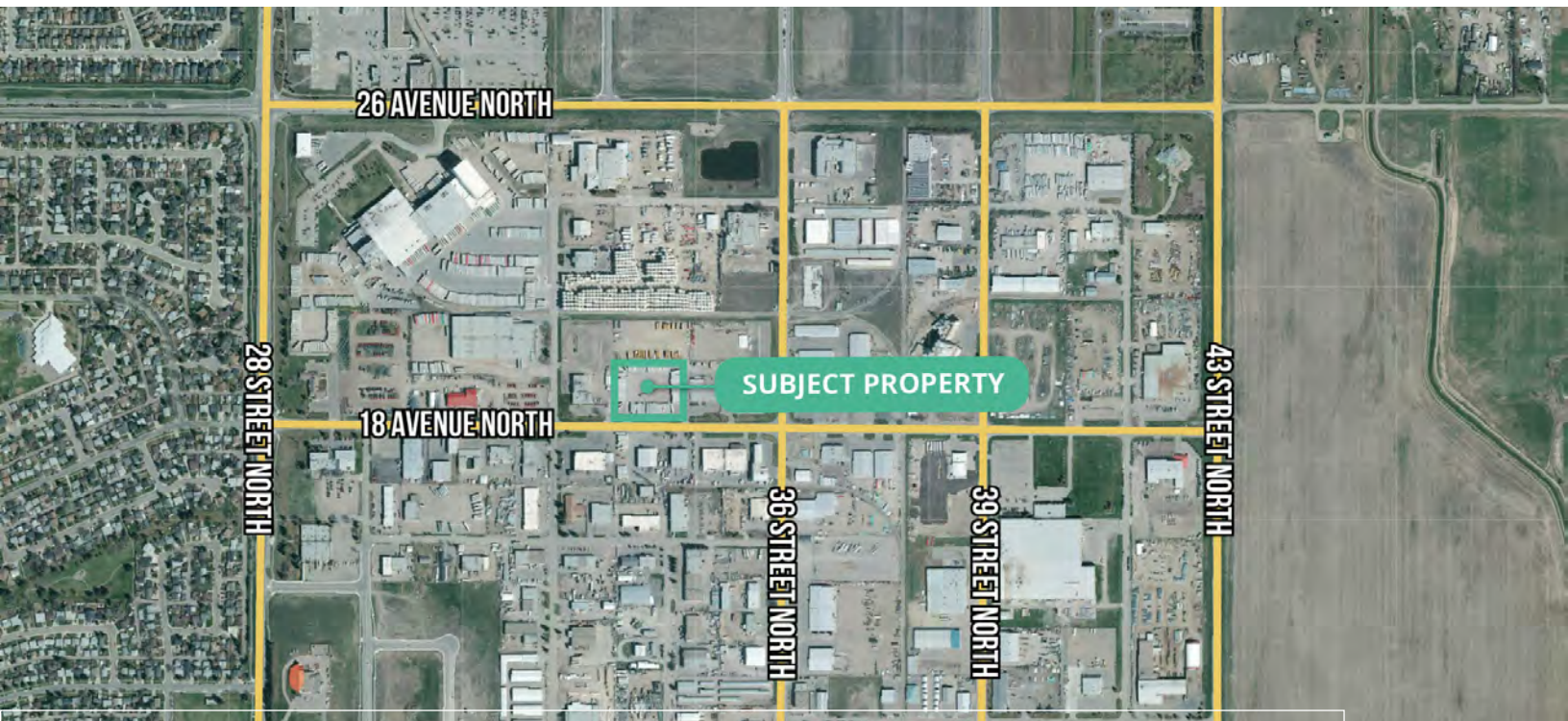
Sale Price
\$1,100,000

**Leased industrial land located in
the Churchill Industrial Park**

**Get more
property
information**

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Doug Mereska
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Property Description

This industrial land parcel is leased to a strong, national tenant for a three year lease, with flexibility at 18 months (September 2026). Average net income on the land lease over the three year term is \$63,250. In addition to the rent, tenant pays tax, maintenance and other operating costs associated with the site. The site itself is primed for future development for a single or multiple 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 uses. The site is gravelled, fully fenced and secure, features three catch basins for proper water management, and has two light poles on site.

Location Description

Industrial land located along 18th Avenue North in the Churchill Industrial Park with direct access to 28th Street North and 43rd Street North.



Click to download
Confidentiality Agreement

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Offering Summary

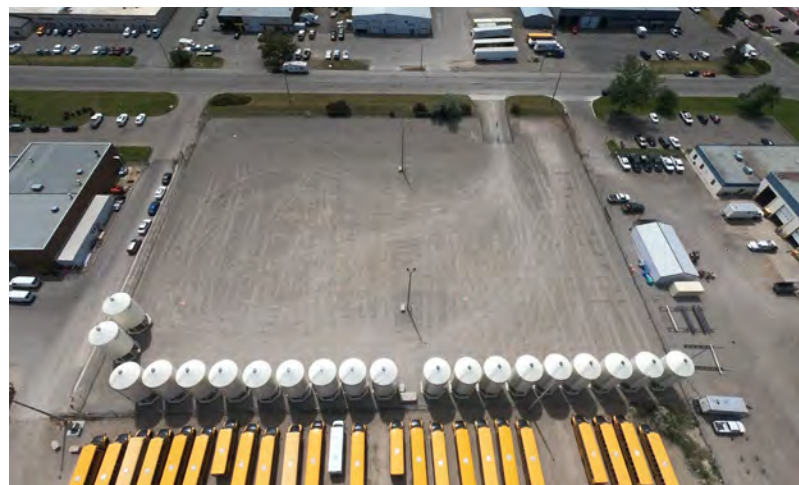
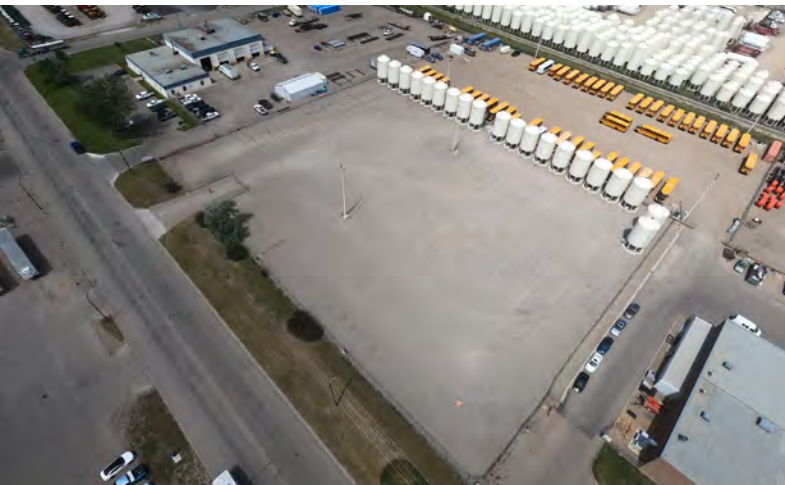
Lot Size	2.79 Acres
Legal Address	181225;3;10
Zoning	Business Industrial (I-B)
Sale Price	\$1,100,000
Taxes	\$24,241.11 (2024)
NOI	\$63,250 annual average
Possession	Negotiable

Property Highlights

- Graded and gravelled site
- Fully fenced
- All utilities available
- Approx. 380' x 320' site
- Frontage on 18 Avenue North

Land for sale

3205 18 Avenue North



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