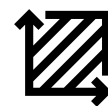


Land for sale

3222 Giffen Road North
Lethbridge, AB T1H 7A2



**Flexible development site
located in the Sherring
Industrial Park**



1.86 Acres



Corner Lot



Negotiable Possession

**Get more
information**

Vinko Smiljanec

Associate

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Property Description

Three individually titled lots totaling 1.86 acres. Being a corner lot, this site offers flexible development options with the opportunity for multiple points of access from 32 St N or Giffen Rd N. All City of Lethbridge utilities are available to the site, as well as fiber optic internet which was recently installed throughout the park. The parcel is competitively priced at nearly \$10,000 less per-acre than other comparable lots in the area. The site dimensions are approximately 310' (north-to-south) by 260' (east-to-west), with 550' of frontage. Although the site is zoned Direct Control (DC), there are a number of permitted and discretionary uses to accommodate a wide range of potential users.

Location Description

Located in the Sherring Industrial Park, the site offers great access and exposure along the highly trafficked Giffen Rd N. Busy neighbouring businesses include Triple M Housing and Builder's Channel Inc. The parcel has only one neighbor to the south of the site and is bordered to the east by a utility easement. The site is also adjacent to Lethbridge Sports Park that draws additional traffic to the area.

Offering Summary

Site Size:	1.86 acres
Legal Address:	0715925;8;2-4
Zoning:	Direct Control (DC)
Sale Price:	\$530,000
Taxes:	\$13,090.62 (2023)
Possession:	Negotiable

Property Highlights

- Corner lot
- Great access and exposure
- Competitively priced
- Fiber optic internet
- DC zoning with many permitted uses

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Permitted Uses

- Accessory Buildings
- Animal Care, Minor
- Building Trades and Contractors
- Business Support Services
- Clubs/ Community Halls
- Freight and Storage
- Greenhouses
- Hardware and Building Supplies
- Household Repair Services
- Manufacturing, Specialty
- Personal Services
- Publishing, Printing, Recording and Broadcasting Establishments
- Railway Line
- Recycling Facilities
- Research Facilities
- Transportation Services
- Vehicle Sales, Rental
- Warehouse, Retail
- Warehouse, Wholesale

Discretionary Uses

- Auction Establishments
- Auto Body and/or Paint Shops
- Automotive Shops
- Car Wash
- Commercial/Industrial Vehicles and Machinery - Sales, Rental, Service and Driving Instruction
- Commercial Schools
- Entertainment Establishments
- Equipment Sales, Rental, Service
- Fitness Facilities
- Manufactured Homes, Sales, Service
- Manufacturing, General
- Offices
- Parking Facilities
- Protective Services
- Resource Centres
- Restaurants
- Service Stations
- Utility Facilitie

Location Map



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