

# \$1,250,000 - 3790 32 Street N, Lethbridge

MLS® #A2239626

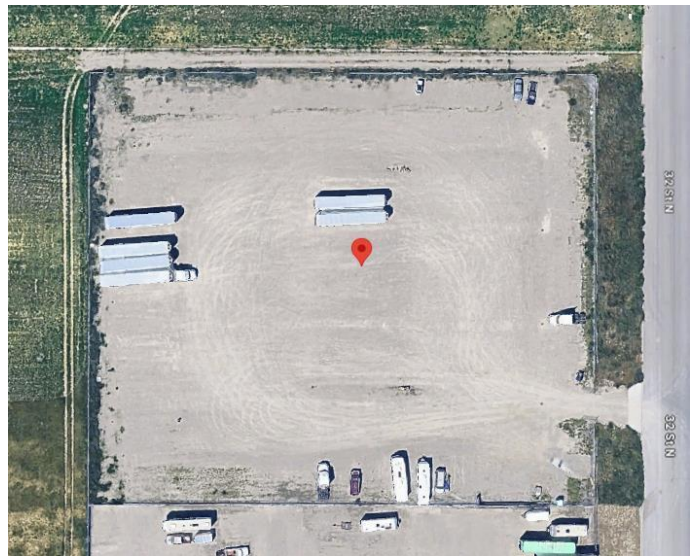
**\$1,250,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.52 Acres

Sherring Industrial Park, Lethbridge, Alberta

Located in the Sherring Industrial Park, the site offers great access and exposure from 32nd 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. This square 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. Site work has been completed included catch basins, stripped and graveled, and fully fenced and gated.



## Essential Information

MLS® #	A2239626
Price	\$1,250,000
Bathrooms	0.00
Acres	3.52
Type	Land
Sub-Type	Industrial Land

Status	Active
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## Community Information

Address	3790 32 Street N
Subdivision	Sherring Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6G2

## Additional Information

Date Listed	July 14th, 2025
Zoning	I-G

## Listing Details

Listing Office	AVISON YOUNG
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