\$12 - 4 & 5, 526 39 Street, Lethbridge

MLS® #A2240331

\$12

0 Bedroom, 0.00 Bathroom, Commercial on 1.49 Acres

Shackleford Industrial Park, Lethbridge, Alberta

The offering features a brand new 4,320 sf unit which may be demised into two 2,160 sf units, built to shell as of 2025. The unit features two 12'x14' overhead doors, a roughed-in bathroom, and have the potential to include a mezzanine. The site features a fenced and gated yard space shared by the tenants as well as the opportunity for signage to be installed along the green strip at the front of the property. With a newly built, maintenance-free finish, this attractive industrial bay could suit a variety of users looking for new space and a great location. The site has great access via 5 Avenue North (5,800 VPD+), which is one of the few major east-west roads in the industrial park. Located in the Shackleford Industrial Park, the site has great neighboring businesses including Andrew Sheret Ltd., Airtech Heating and Air Conditioning, RSS Automotive, Napa Auto Parts, Granite Rocks, and many more. The building itself also has large truck access from the rear for loading and from the front for customer access, which is paved with ample parking.







Built in 2025

Essential Information

MLS® # A2240331

Price \$12

Bathrooms 0.00 Acres 1.49 Year Built 2025

Type Commercial
Sub-Type Industrial
Status Active

Community Information

Address 4 & 5, 526 39 Street

Subdivision Shackleford Industrial Park

City Lethbridge
County Lethbridge
Province Alberta

Postal Code T1H 6Y2

Additional Information

Date Listed July 16th, 2025

Days on Market 112 Zoning I-G

Listing Details

Listing Office AVISON YOUNG

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