



Anne French  
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438 39 Street N  
Lethbridge, Alberta

MLS # A2288968



**\$419,000**

Division: Anderson Industrial Park

Lot Size: 1.15 Acres

Lot Feat: -

By Town: -

LLD: 4-9-21-W4

Zoning: I-G

Water: -

Sewer: -

Utilities: -

Located in Anderson Industrial Park, this 1.15-acre parcel offers convenient access from 39 Street North and strong visibility from busy 5th Avenue North. Surrounding industrial users, including Lethbridge Door Systems, Cooper Rentals, Splashes, Andrew Sheret and Bolt Supply, draw steady traffic and help create a supportive setting for building supply and service-based businesses. In Lethbridge, centrally located one acre lots within fully developed industrial areas are extremely rare. This site delivers strong value at less than \$365,000 per acre among comparable land offerings in the area. With the land levelled, fully serviced, and partially fenced from its previous use, the site is ready for new development and has no construction timeline obligations with the City of Lethbridge. New development on both neighbouring lots provides excellent curb appeal and improves marketability for a compatible user. The site is zoned for General Industrial use, including but not limited to the following: - Permitted Uses: • Auto Body and/or Paint Shops • Automotive Shops • Building Trades and Contractors • Car Wash • Commercial/Industrial Vehicles and Machinery • Sales, Rental, Service and Driving Instruction • Equipment Sales, Rental, Service • Farm Supplies, Service • Freight and Storage • Manufacturing, General • Transportation Services • Warehouse, Wholesale - Discretionary Uses: • Hardware and Building Supplies • Manufacturing, Intensive • Manufacturing, Specialty