



Anne French  
Your REALTOR®  
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3419 36 Street N  
Lethbridge, Alberta

MLS # A2321874



**\$1,500,000**

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**Division:** Sherring Industrial Park

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**Lot Size:** 5.00 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** I-H

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Rare opportunity to acquire Heavy Industrial land with future rail access. This prominent corner parcel is ideally situated within an established I-H industrial district and benefits from planned rail spur connectivity—a feature that is exceptionally difficult to replicate and highly sought after by industrial users. Future rail service can provide substantial logistical advantages, lower transportation costs, and increased marketability to a wide range of industrial operators. Whether for immediate development or long-term investment, this property offers a strategic combination of zoning, location, and infrastructure potential that is seldom available in today's market.