

3266 Giffen Road N
Lethbridge, Alberta

MLS # A2338475



\$155,000

Division: Sherring Industrial Park

Lot Size: 0.56 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: DC

Water: -

Sewer: -

Utilities: -

Three individually titled lots listed separately or combined for a total 1.86 acres. 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. 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.