

# \$939,250 - 4405 14 Avenue N, Rural Lethbridge County

MLS® #A2217344

**\$939,250**

0 Bedroom, 0.00 Bathroom,  
Land on 2.89 Acres

NONE, Rural Lethbridge County, Alberta

### Opportunity

â€¢ Frontier Business Park offers up to 58.23 acres of Industrial land for sale in a prime location in the Lethbridge County. This desirable development provides a new frontier for Southern Alberta businesses looking to take advantage of this high traffic rural site with easy highway access, while still being adjacent to the City of Lethbridge. The business park will be ideal for development of industrial operations, especially those that require large yards. The park is best suited for the development of warehousing, manufacturing, trucking and logistical operations.

â€¢ The developer will consider built-to-suit lease option as well.



### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2217344        |
| Price     | \$939,250       |
| Bathrooms | 0.00            |
| Acres     | 2.89            |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

### Community Information

Address 4405 14 Avenue N

|             |                         |
|-------------|-------------------------|
| Subdivision | NONE                    |
| City        | Rural Lethbridge County |
| County      | Lethbridge County       |
| Province    | Alberta                 |
| Postal Code | T1J 5X8                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 94               |
| Zoning         | RGI              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | AVISON YOUNG |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.