

# \$2,500,000 - 3719 2 Avenue N, Lethbridge

MLS® #A2233136

**\$2,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.87 Acres

Anderson Industrial Park, Lethbridge, Alberta

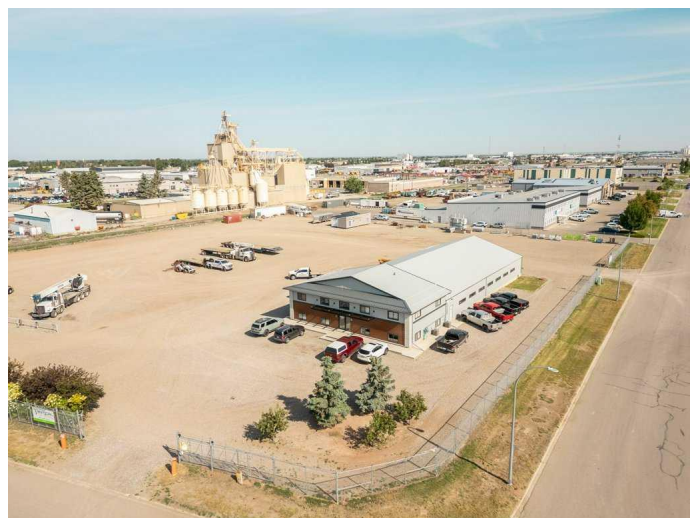
This upgraded industrial property offers a practical, near 60/40 split between shop and office space. The office includes staff amenities and a modern finished second floor, while the 2019 renovations (approx. \$300K) added a new steel roof, recladding, upgraded windows, and a repoured concrete floor. The interior is bright and contemporary, with upgraded LED lighting throughout.

The shop boasts 15â€™™ ceilings, radiant heat, a trench drain, and two overhead doors (14.5â€™™x18â€™™ and 10â€™™x12â€™™), accommodating a wide range of industrial operations. The climate-controlled office has a separate furnace and air conditioning unit for each floor to ensure year-round comfort and efficiency. This property presents a rare opportunity for businesses seeking a secure, spacious, and modern facility in a prime industrial location.

Built in 1984

## Essential Information

MLS® #	A2233136
Price	\$2,500,000
Bathrooms	0.00
Acres	3.87
Year Built	1984
Type	Commercial
Sub-Type	Industrial



Status	Active
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### Community Information

Address	3719 2 Avenue N
Subdivision	Anderson Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5K7

### Interior

Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air

### Exterior

Lot Description	Corner Lot
Roof	Metal

### Additional Information

Date Listed	June 19th, 2025
Days on Market	16
Zoning	I-G

### Listing Details

Listing Office	AVISON YOUNG
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