

\$739,900 - 3, 4002 9 Avenue N, Lethbridge

MLS® #A2268305

\$739,900

0 Bedroom, 0.00 Bathroom,
Commercial on 4.50 Acres

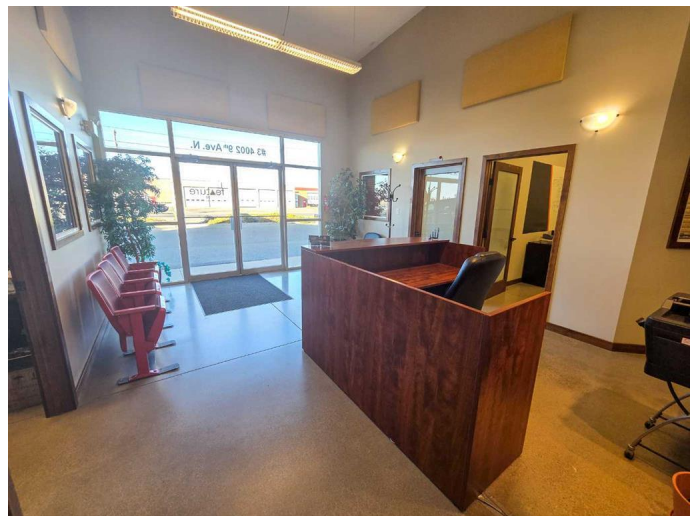
Shackleford Industrial Park, Lethbridge,
Alberta

The subject property is located in the Shackleford Industrial Park and enjoys convenient access to 43rd Street North via 9th Avenue North. This center condo unit benefits from the access and street-facing exposure along busy 9th Avenue North with options for back-lit custom signage and pylon signage. The paved parking lot and dual entrances make it easily accessible for large vehicles or customers.

This nicely finished unit offers a versatile layout suited to a range of light industrial users, with a functional office-to-shop ratio. The office portion features six private offices, a reception area, three washrooms, and dedicated staff areas. HVAC systems include forced air heating and air conditioning in the office areas, and radiant heaters in the shop. The shop space is open and flexible, with two 14' x 16' overhead doors, 18' ceiling heights, and an approximately 965 square foot storage mezzanine with an exterior yard space that is fully fenced and paved. This property combines functionality and professional appeal in a move-in-ready opportunity.

6 bullets:

1. Accessible site
2. Prominent signage
3. Secure, gated yard space
4. 965sf storage mezzanine
5. 2 14'x16' OHD



6. 2025 Assessment: \$707,000

Built in 2004

Essential Information

MLS® #	A2268305
Price	\$739,900
Bathrooms	0.00
Acres	4.50
Year Built	2004
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	3, 4002 9 Avenue N
Subdivision	Shackleford Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6T8

Amenities

Parking Spaces	5
----------------	---

Interior

Heating	Forced Air, Radiant
Cooling	Central Air

Additional Information

Date Listed	November 1st, 2025
Days on Market	19
Zoning	I-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.