

\$10 - 4, 3004 9 Avenue N, Lethbridge

MLS® #A2269751

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 5.74 Acres

Shackleford Industrial Park, Lethbridge,
Alberta

3,000 square foot industrial bay. Highly visible along 9th Ave North. Newly improved with epoxy floor (showroom), HVAC, make-up air, LED lighting, and accessible washroom. Approximately 1,000 sf showroom and 2,000 sf shop/warehouse. Loading dock door. Large parking lot in front of the building and large loading area at the back of the building.

Built in 1975

Essential Information

MLS® #	A2269751
Price	\$10
Bathrooms	0.00
Acres	5.74
Year Built	1975
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	4, 3004 9 Avenue N
Subdivision	Shackleford Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5E5

Interior



Heating	Make-up Air, Overhead Heater(s)
Cooling	Partial

Additional Information

Date Listed	November 7th, 2025
Days on Market	11
Zoning	I-B

Listing Details

Listing Office	Bankers Commercial Real Estate
----------------	--------------------------------

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.