

# \$2,600,000 - 2802 5 Avenue N, Lethbridge

MLS® #A2219359

**\$2,600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.33 Acres

Anderson Industrial Park, Lethbridge, Alberta

The subject property is located in a busy strip plaza (20,903 SF on 1.33 acres) with exposure to 16,800 VPD+ along 5th Avenue North, essentially the “gateway” to the industrial parks. The property has easy access via 5th Ave N, from Mayor Magrath Drive North and 43rd Street North. The current owner has made it a priority to complete the regularly required building maintenance, including regularly replacing HVAC rooftop units (RTUs). The site has a large parking lot with 50+ stalls and tenants can utilize both unit signage and streetside pylon signage.

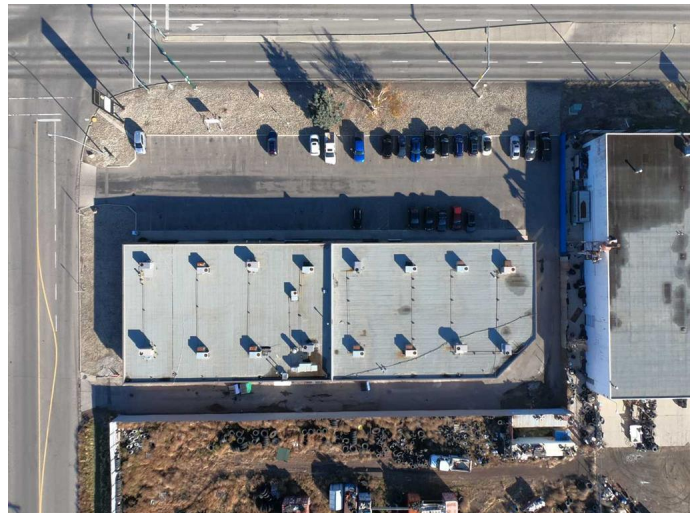
Built in 1979

## Essential Information

MLS® #	A2219359
Price	\$2,600,000
Bathrooms	0.00
Acres	1.33
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	2802 5 Avenue N
Subdivision	Anderson Industrial Park



City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0P1

### **Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	50

### **Interior**

Interior Features	See Remarks, Separate Entrance
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### **Exterior**

Lot Description	Near Shopping Center, Paved
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### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	41
Zoning	DC

### **Listing Details**

Listing Office	AVISON YOUNG
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