



Receive email alerts based on your search criteria.

Create my alert



## 3205 18 Avenue N, Lethbridge, Alberta - \$1,100,000



Main Photo

### Property Description

This industrial parcel is leased to a strong national tenant for a three year lease, with flexibility at 18 months (Sept 2026). Average net income on the land lease over the three year term is \$63,250. In addition to rent, the tenant pays tax, maintenance, and other operating costs associated with the site. The site itself is primed for future development for a single or multi-user facility. It is a fully graded site with all Lethbridge utility services available. The nearly square site dimensions of approximately 380'x 320', with great frontage along 18th Avenue North, makes this parcel a flexible development site suitable for a



[Sean Gillis](#)

RE/MAX Grande Prairie

[sean@seangillis.ca](mailto:sean@seangillis.ca)

P:

M: 780.897.3520

variety of users. The site is graveled, fully fenced and secure, features three catch basins for proper water management, and has two solar light poles on site.

1. Graded and graveled site
2. Fully fenced
3. All utilities available
4. Appx 380'x 320' site
5. Frontage on 18 Ave N

## REALTOR Referral

---



REALTOR®

**Mobile:** 780.897.3520

**Email:** [sean@seangillis.ca](mailto:sean@seangillis.ca)

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: AVISON YOUNG*



[Sean Gillis](#)

RE/MAX Grande Prairie

[sean@seangillis.ca](mailto:sean@seangillis.ca)

P:

M: 780.897.3520