

# \$2,427,850 - 4408 14 Avenue N, Rural Lethbridge County

---

MLS® #A2217351

**\$2,427,850**

0 Bedroom, 0.00 Bathroom,  
Land on 8.23 Acres

NONE, Rural Lethbridge County, Alberta

## Opportunity

â€¢ Frontier Business Park offers up to 58.23 acres of Industrial land for sale in a prime location in the Lethbridge County. This desirable

development provides a new frontier for Southern Alberta businesses looking to take advantage of this high traffic rural site with easy highway access, while still being adjacent to the City of Lethbridge. The business park will be ideal for development of industrial operations, especially those that require large yards. The park is best suited for the development of warehousing, manufacturing, trucking and logistical operations.

â€¢ The developer will consider built-to-suit lease option as well.



## Essential Information

MLS® #	A2217351
Price	\$2,427,850
Bathrooms	0.00
Acres	8.23
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	4408 14 Avenue N
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T1J 5X8

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	64
Zoning	RGI

### **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.