

\$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	4
Zoning	I-B

Listing Details

Listing Office	Bankers Commercial Real Estate
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