

# \$17,500,000 - 3690 36 Street, Lethbridge

MLS® #A2219855

**\$17,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 6.84 Acres

Sherring Industrial Park, Lethbridge, Alberta

Presenting an exclusive opportunity for an investor to acquire a rarely available 103,788 sf freestanding industrial warehouse building on 6.84 acres, at the corner of 36 Street and 37 Avenue in the heart of the Sherring Industrial Park. The property's current tenant WG Pro-Manufacturing Inc is a co-pack for one of Lethbridge's major local food processors. As a large-format single-user of the Outpost Warehouse property, WG Pro-Manufacturing Inc. is a growth business. There are six years of the lease term remaining, with rent increases every two years. The Net Operating Income for the Outpost Warehouse is \$1,080,000 (2025). There is the value-add opportunity to increase revenue by up to \$75,600 per year through the newly packed gravel parking available on the east side of the building. The extra land has been allocated for up to 42 semi trailers at a rate of \$150 per month per stall.

Built in 2023

## Essential Information

MLS® #	A2219855
Price	\$17,500,000
Bathrooms	0.00
Acres	6.84
Year Built	2023
Type	Commercial
Sub-Type	Industrial



Status	Active
--------	--------

### Community Information

Address	3690 36 Street
Subdivision	Sherring Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0E8

### Additional Information

Date Listed	May 9th, 2025
Days on Market	90
Zoning	Direct Control (DC)

### 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.