

# \$12 - 4 & 5, 526 39 Street, Lethbridge

MLS® #A2240331

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.49 Acres

Shackleford Industrial Park, Lethbridge,  
Alberta

The offering features a brand new 4,320 sf unit which may be demised into two 2,160 sf units, built to shell as of 2025. The unit features two 12'x14' overhead doors, a roughed-in bathroom, and have the potential to include a mezzanine. The site features a fenced and gated yard space shared by the tenants as well as the opportunity for signage to be installed along the green strip at the front of the property. With a newly built, maintenance-free finish, this attractive industrial bay could suit a variety of users looking for new space and a great location. The site has great access via 5 Avenue North (5,800 VPD+), which is one of the few major east-west roads in the industrial park. Located in the Shackleford Industrial Park, the site has great neighboring businesses including Andrew Sheret Ltd., Airtech Heating and Air Conditioning, RSS Automotive, Napa Auto Parts, Granite Rocks, and many more. The building itself also has large truck access from the rear for loading and from the front for customer access, which is paved with ample parking.

Built in 2025

## Essential Information

MLS® # A2240331

Price \$12



Bathrooms	0.00
Acres	1.49
Year Built	2025
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	4 & 5, 526 39 Street
Subdivision	Shackleford Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6Y2

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	104
Zoning	I-G

### **Listing Details**

Listing Office	AVISON YOUNG
----------------	--------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.