

# \$12 - 610 30 Street N, Lethbridge

MLS® #A2250909

## \$12

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.89 Acres

Shackleford Industrial Park, Lethbridge,  
Alberta

7,380 square feet of industrial space on 1.9 acres, with a mix of functional shop, showroom, and office areas.

- Mezzanine (3,489 sf): Two finished offices, a boardroom, and parts storage.
- Main Floor: 2,280 sf of showroom, three offices, and additional retail space.
- Shop (5,100 sf): Floor drain, overhead door, and open layout suited for equipment service, repair, or fabrication.

The site is fenced and gated, offering secure yard space for equipment, vehicles, or outdoor storage.

Well-suited for companies in equipment and machinery sales, service, or other shop-based operations needing a balance of office, retail, and shop space. Tenant pays City property tax, insurance, and all building and property maintenance.

Built in 1974

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2250909   |
| Price      | \$12       |
| Bathrooms  | 0.00       |
| Acres      | 2.89       |
| Year Built | 1974       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |



## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 610 30 Street N             |
| Subdivision | Shackleford Industrial Park |
| City        | Lethbridge                  |
| County      | Lethbridge                  |
| Province    | Alberta                     |
| Postal Code | T1H 5G6                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 79                |
| Zoning         | I-G               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Bankers Commercial Real Estate |
|----------------|--------------------------------|

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