$2,500,000 - 2825 Walsh Drive W, Lethbridge
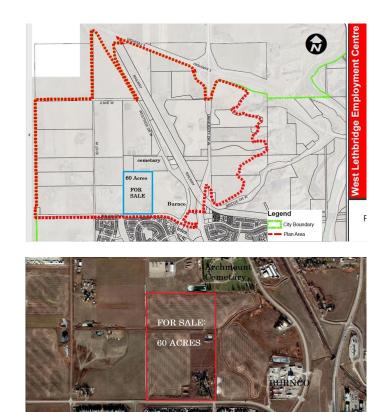
MLS® #A2189925

$2,500,000

0 Bedroom, 0.00 Bathroom,
Land on 60.00 Acres

West Lethbridge Employment Centre - Commercial, Lethbridge, Alberta

Investors, Developers, Interested parties…
Do not sleep on this parcel. Located in the future West Lethbridge Employment Center district, this prime 60 Acres is up for SALE! As the property currently sits, it is being used as a rural residence. There is a sprawling bungalow (home needs TLC) located on the land as well as a functional pool for endless summer enjoyment, as well as some out buildings and more. The real value of this property though is in its future use and designation of Business Industrial (see p. 28 of the WLEC PDF). As stated in the document, "Land uses that are considered appropriate for this area include offices, business support services, vehicle sales and rentals, storage, and household repair services. This is similar to what is currently seen in the W.T Hill Business park on the east side of the city." (Casino area). For further information please contact your favourite realtor!

Essential Information

MLS® #	A2189925
Price	$2,500,000
Bathrooms	0.00
Acres	60.00
Type	Land
Sub-Type	Industrial Land
Status	Active

Community Information

Address	2825 Walsh Drive W
Subdivision	West Lethbridge Employment Centre - Commercial
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J5A9

Additional Information

Date Listed	January 23rd, 2025
Days on Market	193
Zoning	FUD

Listing Details

Listing Office	Maxwell Capital Realty - Lethbridge