

\$1,600,000 - 335 Trackside Drive, Rural Lethbridge County

MLS® #A2261680

\$1,600,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.30 Acres

NONE, Rural Lethbridge County, Alberta

No. of Buildings: One (1) stand-alone structure

Total Size: $\hat{\pm}$ 9,420 sq. ft. (leasable); $\hat{\pm}$ 8,520 sq. ft. (footprint)

Main Building: $\hat{\pm}$ 6,000 sq. ft.

Mezzanine: $\hat{\pm}$ 900 sq. ft.

Addition (2015): $\hat{\pm}$ 2,520 sq. ft.

Year Built: 1981 (main) with addition in 2015
Effective Age: 20 years | Remaining Economic Life: 55 years

Foundation: Reinforced concrete

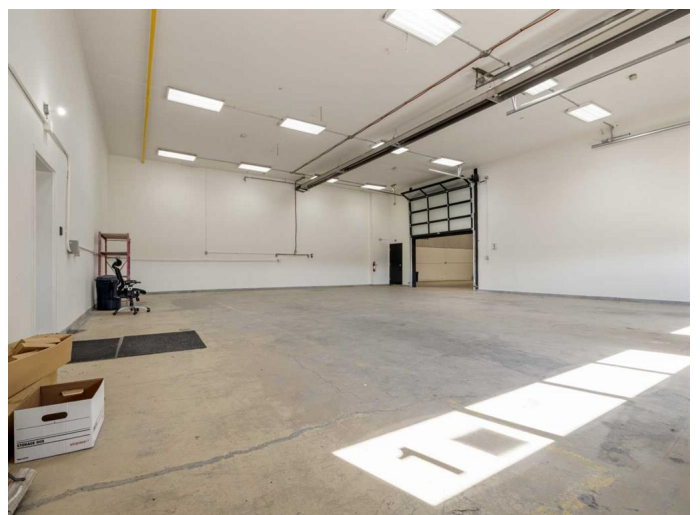
Structure: Wood frame construction

Exterior: Metal cladding (redone in 2015);
ceiling height $\hat{\pm}$ 20'™

Roof: Gable, metal-clad, visually confirmed in good condition via drone review

Windows/Doors: Double-paned PVC windows;
four (4) 14'™x16'™ insulated, powered overhead doors; steel pedestrian doors

Office/reception space with tile and vinyl plank flooring



Two (2) washrooms on the main floor

Mezzanine with office, lunchroom, and storage

Shop area with concrete floors, painted
OSB/metal walls, newer LED lighting

Heating/Cooling: Gas-fired tube heaters in
shop; forced hot air with A/C for office

Plumbing: Large electric hot water tank (2
years old)

Electrical: 3-phase, 200-amp main service with
400-amp capacity at pole; considered
adequate for facility needs

The property is designed for functional
industrial use, with a large concrete parking
pad in front of the 2015 addition and four (4)
concrete aprons for heavy equipment access.

Secure, fully fenced yard with dual gated
access

Ample concrete parking and aprons

Flexible Rural General Industrial (RGI) zoning

Good visibility, functionality, and expansion
potential

Built in 1981

Essential Information

MLS® #	A2261680
Price	\$1,600,000
Bathrooms	0.00
Acres	2.30
Year Built	1981
Type	Commercial
Sub-Type	Industrial

Status Active

Community Information

Address 335 Trackside Drive
Subdivision NONE
City Rural Lethbridge County
County Lethbridge County
Province Alberta
Postal Code T1K 8H4

Amenities

Utilities Electricity Connected, Natural Gas Connected

Interior

Heating Forced Air, Natural Gas, Radiant
Cooling Central Air

Exterior

Lot Description Level, Low Maintenance Landscape, Yard Lights
Roof Metal
Foundation Poured Concrete

Additional Information

Date Listed October 2nd, 2025
Days on Market 9
Zoning RGI

Listing Details

Listing Office SUTTON GROUP - LETHBRIDGE

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