

\$8 - 94048 190 Range Road, Chin

MLS® #A2265930

\$8

0 Bedroom, 0.00 Bathroom,
Commercial on 2.06 Acres

NONE, Chin, Alberta

Subject property is located in the Hamlet of Chin, Alberta, part of the Lethbridge County. With close proximity via HWY AB-3, this location benefits from an accessible rural location with access to the broader workforce and additional amenities of the City of Lethbridge. Nearby industrial operations include McCain Foods Ltd., Simplot, CKP Farms, Grow TEC, and more.

The property features a standalone building centered on just over two acres of graded and graveled yard space. Located on a prominent corner, this rural industrial property has excellent access for large trucks and ample yard space for storage. In terms of layout, there is a 30'x40' insulated quonset with a concrete floor, radiant heaters, 16' ceilings at its apex, and a 14'h, 24'w overhead door. The adjoining building consists of an approximately 1,200 sf shop with radiant heaters, floor drain, shop sink, a 14'x14' overhead door, 15' ceilings, and storage mezzanine over the office space. The remaining approximately 800 sf of office space consists of a showroom with exterior entrance, a private office, lunchroom with kitchenette, and a two-piece bathroom.

Property Highlights:

1. 5,750 heated quonset
2. 1,200 shop space
3. 800 sf retail/office space
4. 14'x14' OHD
5. Large graveled yard



Essential Information

MLS® #	A2265930
Price	\$8
Bathrooms	0.00
Acres	2.06
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	94048 190 Range Road
Subdivision	NONE
City	Chin
County	Lethbridge County
Province	Alberta
Postal Code	T0K 0R0

Interior

Heating	Forced Air, Radiant
---------	---------------------

Additional Information

Date Listed	October 21st, 2025
Zoning	Business Light Industrial

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.