

# \$12 - 1, 109 Broxburn Boulevard, Rural Lethbridge County

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MLS® #A2233149

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.27 Acres

NONE, Rural Lethbridge County, Alberta

Located in Broxburn Business Park with access from Highway AB-3. The Broxburn business park is located in the Lethbridge County, approximately 3 km (3 minutes) from Lethbridge and 5 km (5 minutes) from Coaldale. This functional end-unit is designed to meet the needs of modern businesses, featuring an oversized gravel yard with a 40-foot asphalt apron extending from the rear of the building, this property offers excellent maneuverability and functionality. At the front of the building, a paved shared parking lot provides a clean and professional first impression for staff and visitors alike. As a corner unit, it has three convenient access points and offers outstanding functionality and flexibility. Inside, you'll find clean, contemporary office space that's fully move-in ready, complemented by a bright and well-lit shop area with ceiling heights ranging from 22' to 24'. The property includes a make-up air unit, two overhead heaters, 3-phase 200-amp electrical service, a 14'x16' overhead door, and a wash bay (removable if desired) with a floor drain. Additional amenities include separate bathrooms for the office and shop, a staff room with a sink, and abundant natural light from large windows throughout. This is a clean, well-maintained space that's ready to support your operations from day one.



Built in 2014

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2233149   |
| Price      | \$12       |
| Bathrooms  | 0.00       |
| Acres      | 3.27       |
| Year Built | 2014       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1, 109 Broxburn Boulevard |
| Subdivision | NONE                      |
| City        | Rural Lethbridge County   |
| County      | Lethbridge County         |
| Province    | Alberta                   |
| Postal Code | T1J 3Z3                   |

## Interior

|         |                                 |
|---------|---------------------------------|
| Heating | Make-up Air, Overhead Heater(s) |
|---------|---------------------------------|

## Exterior

|              |                           |
|--------------|---------------------------|
| Roof         | Metal                     |
| Construction | Concrete, Aluminum Siding |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 51              |
| Zoning         | RGI             |

## Listing Details

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

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