

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

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	65
Zoning	RGI

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.