

\$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

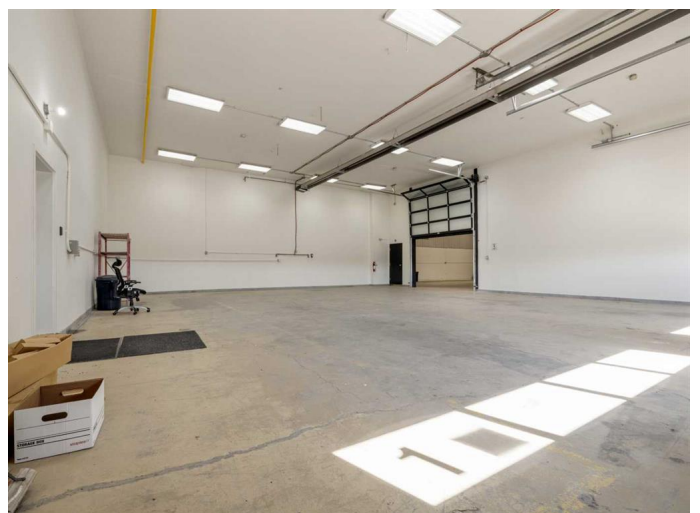
Structure: Wood frame construction

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	6
Zoning	RGI

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

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.