



INDUSTRIAL LAND FOR SALE

705 - 36 STREET NORTH

LETHBRIDGE, AB



705 - 36 STREET NORTH LETHBRIDGE, AB

The Opportunity

On behalf of Cenovus (the “Vendor”), Cushman & Wakefield ULC (“C&W”) is pleased to present 705 - 36 Street North, Lethbridge, AB (the “Property”) to the market. The rectangular Property is comprised of approximately 87,116 square feet and is located in Shackleford Industrial Park, facing 36th Street.

Property Details

District:	Shackleford Industrial Park
Zoning:	I-G (General Industrial)
Legal Description:	Plan 7610495, Block 11, Lot 10
Available Area:	±87,116 sf (±2.0 acres)
Asking Price:	\$842,000
Property Taxes:	\$21,281.13 (2025)
Available:	Immediately

Highlights

- Adjacent to CPKC Rail line
- Multiple access points to 36th Street
- Many nearby amenities

Zoning

I-G (General Industrial)

Permitted Uses

- Accessory Buildings
- Animal Care, Major
- Auction Establishments
- Auto Body and/or Paint Shops
- Automotive Shops
- Building Trades and Contractors
- Car Wash
- Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction
- Equipment Sales, Rental, Service
- Farm Supplies, Service
- Freight and Storage
- Manufactured Home/Tiny Home, Sales and Service
- Manufacturing, General
- Micro-Wind Energy Conversion System (WECS)
- Publishing, Printing, Recording and Broadcasting Establishments
- Railway Lines
- Recycling Facilities
- Research Facilities
- Signs
- Sports and Recreation Facility, Minor
- Transportation Services
- Truck Stops
- Utility Facilities
- Warehouse, Wholesale

Discretionary Uses

- Billboards
- Bulk Fuel Stations
- Business Support Services
- Fitness Facility, without a Restaurant
- Greenhouses
- Hardware and Building Supplies
- Manufacturing, Intensive
- Manufacturing, Specialty
- Parking Facilities
- Protective Services
- Salvage or Waste Disposal Facilities
- Vehicle Sales, Rental

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Environmental Status

The Vendor has conducted on-site environmental work. Upon execution of a Confidentiality Agreement, C&W will provide access to a Confidential Data Room which will contain relevant environmental reports among other documents.

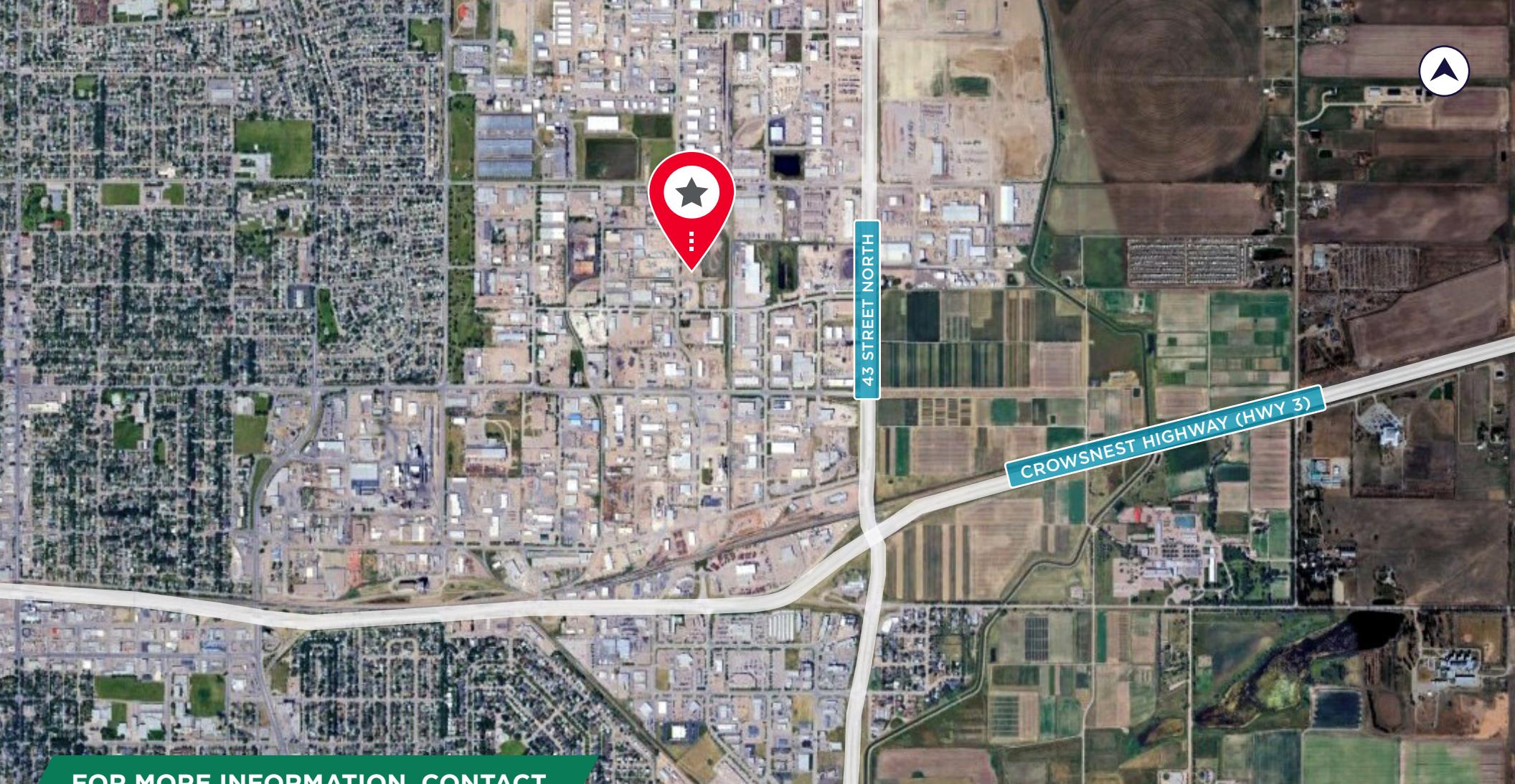
The material provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of the information. The purchaser is required to have its consultants review these reports prior to submitting a Letter of Intent. The Property will be sold on an "as-is, where-is" basis. The Vendor will not be completing any further environmental assessment work and will not be providing a remediation certificate for the Property prior to closing.

Offer Submission

The Vendor will consider Letter of Intent ("LOI") submissions as received on the Vendor's standard form, a copy of which will be provided to qualified purchasers. Prior to reviewing any LOI, the Vendor requires assurances that the purchaser has engaged its own environmental consultant which has reviewed to the full extent and has provided a remedial cost estimate for the purchaser's intended use of the Property. Subject to review by the Vendor, and if terms are deemed acceptable for recommendation to senior management, the Vendor will instruct their counsel to prepare a formal Offer to Purchase.

Any costs incurred by a purchaser (environmental reviews, legal etc.) are borne solely by the purchaser and at the sole risk of the purchaser. Purchaser's agent's compensation will be the responsibility of the purchaser.





FOR MORE INFORMATION, CONTACT

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