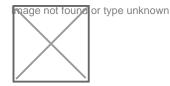


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2B, 1710 31 STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLethbridge, Alberta

Listing ID: 30309

MLS ID: A2214909

\$249,000



△ DOUG MERESKA

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AVISON YOUNG

403-330-3338

M

2B, 1710 31 Street N, Lethbridge , Alberta $\,$ T1H 5H1 $\,$

Transaction Type

For Sale

Zoning

I-G

1997

Property Sub Type

Industrial

Year Built

Building Area (Sq. M.)

154.50

Construction Type

Concrete

Access to Property

Direct Access

Reports

Condo/Strata Bylaws,Title

Title

Fee Simple

Subdivision

Churchill Industrial Park

Structure Type

Industrial

Legal Plan

0111955

Lot Size (Sq. Ft.)

49222

Roof

Concrete

Inclusions

None.

Days On Market

6

Building Type

Strip Mall

Property Type

Commercial

Building Area (Sq. Ft.)

1663.00

Lot Size (Acres)

1.13

Heating

Forced Air, Natural Gas

Restrictions
None Known

This industrial condo is located on a prominent corner lot in Churchill Industrial Park, the site has dual access points from both 18th Avenue North and 31st Street North. With a large, shared parking lot and additional street parking the site is good for a customerfacing business or a tradesperson. With the frontage and opportunity for signage facing 31st Street North, the site has excellent exposure as well. This unit is comprised of a good mix of office and shop space. The office portion includes three private offices and a nicely finished reception area with air conditioning. The shop space includes a 10'x10' overhead door, 15' ceilings with 13' truss clearance, a floor drain, and 125-amp power.

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