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2B, 1710 31 STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lethbridge, Alberta



Listing ID:
30309

MLS ID:
A2214909

\$249,000



 **DOUG MERESKA**
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 2B, 1710 31 Street N, Lethbridge , Alberta T1H 5H1

Transaction Type For Sale	Title Fee Simple	Days On Market 6
Zoning I-G	Subdivision Churchill Industrial Park	Building Type Strip Mall
Year Built 1997	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0111955	Building Area (Sq. Ft.) 1663.00
Building Area (Sq. M.) 154.50	Lot Size (Sq. Ft.) 49222	Lot Size (Acres) 1.13
Construction Type Concrete	Roof Concrete	Heating Forced Air,Natural Gas
Access to Property Direct Access	Inclusions None.	Restrictions None Known
Reports Condo/Strata Bylaws,Title		

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 customer-facing 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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