

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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**  
 (403) 394-8239

 **AVISON YOUNG**  
 403-330-3338

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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 61
<b>Zoning</b> I-G	<b>Subdivision</b> Churchill Industrial Park	<b>Building Type</b> Strip Mall
<b>Year Built</b> 1997	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0111955	<b>Building Area (Sq. Ft.)</b> 1663.00
<b>Building Area (Sq. M.)</b> 154.50	<b>Lot Size (Sq. Ft.)</b> 49222	<b>Lot Size (Acres)</b> 1.13
<b>Construction Type</b> Concrete	<b>Roof</b> Concrete	<b>Heating</b> Forced Air,Natural Gas
<b>Access to Property</b> Direct Access	<b>Inclusions</b> None.	<b>Restrictions</b> None Known
<b>Reports</b> 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.