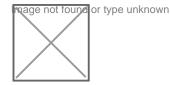


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3233 30 AVENUE N FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Lethbridge, Alberta

Listing ID: 30443

MLS ID: A2217859

\$593,500



 $\stackrel{\circ}{-}$  **DOUG MERESKA** 

**2** (403) 394-8239

AVISON YOUNG

**403-330-3338** 

3233 30 Avenue N, Lethbridge , Alberta T1H 7J4

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

66

Zoning

I-B

Subdivision

Sherring Industrial Park

**Building Type** 

Year Built

2024

Structure Type

Condo Complex

Legal Plan

Industrial

**Property Type** Commercial

2410718

Building Area (Sq. Ft.)

2420.00

Building Area (Sq. M.)

**Property Sub Type** 

224.82

Industrial

Lot Size (Sq. Ft.)

2178

Lot Size (Acres)

0.05

None

Footprint (Sq. Ft.)

2420

**Access to Property** 

Front and Rear Drive access, Paved

Lane.Paved Road

Inclusions

Restrictions See Remarks Reports Title

The subject property is the last available unit in this brand new, Class A industrial development. These units feature high-quality and flexible 80' deep bays with widths starting at 30' and a clear span height of 26' - 20' sloping from the front to back. Each unit will includes a 12' x 14' overhead door and mezzanine options. With sale or lease options available, each unit is a separately titled condo with individual addressing. This development is ideal for trades, contractors, warehouse storage or industrial retail users with Phase II coming soon. The location offers an advantageous distribution point with easy access for large trucks. The property is in close proximity to three major highways. Lethbridge is also central to multiple trade areas, such as Calgary, Medicine Hat and the US border.

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