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## 3233 30 AVENUE N FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Lethbridge, Alberta



**Listing ID:**  
30443

**MLS ID:**  
A2217859

**\$593,500**



 **DOUG MERESKA**  
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 3233 30 Avenue N, Lethbridge , Alberta T1H 7J4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 66
<b>Zoning</b> I-B	<b>Subdivision</b> Sherring Industrial Park	<b>Building Type</b> Condo Complex
<b>Year Built</b> 2024	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2410718	<b>Building Area (Sq. Ft.)</b> 2420.00
<b>Building Area (Sq. M.)</b> 224.82	<b>Lot Size (Sq. Ft.)</b> 2178	<b>Lot Size (Acres)</b> 0.05
<b>Footprint (Sq. Ft.)</b> 2420	<b>Access to Property</b> Front and Rear Drive access,Paved Lane,Paved Road	<b>Inclusions</b> None
<b>Restrictions</b> See Remarks	<b>Reports</b> 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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