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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



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 3233 30 Avenue N, Lethbridge , Alberta T1H 7J4

Transaction Type For Sale	Title Fee Simple	Days On Market 332
Zoning I-B	Subdivision Sherring Industrial Park	Building Type Condo Complex
Year Built 2023	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 2410718	Building Area (Sq. Ft.) 2420.00
Building Area (Sq. M.) 224.82	Lot Size (Sq. Ft.) 2178	Lot Size (Acres) 0.05
Footprint (Sq. Ft.) 2420	Access to Property Front and Rear Drive access,Paved Lane,Paved Road	Inclusions None
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 include 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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