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## 3605 18 AVENUE N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lethbridge, Alberta



**Listing ID:**  
30524

**MLS ID:**  
A2219828

**\$11**



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 (403) 394-8239

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 403-330-3338

 3605 18 Avenue N, Lethbridge , Alberta T1H 6T2

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|---|---|---|
| <b>Transaction Type</b><br>For Lease            | <b>Title</b><br>Fee Simple                | <b>Days On Market</b><br>55             |
| <b>Lease Amount</b><br>11.00                    | <b>Lease Frequency</b><br>Annually        | <b>Zoning</b><br>I-B                    |
| <b>Subdivision</b><br>Churchill Industrial Park | <b>Building Type</b><br>See Remarks       | <b>Year Built</b><br>2002               |
| <b>Structure Type</b><br>Industrial             | <b>Property Type</b><br>Commercial        | <b>Property Sub Type</b><br>Industrial  |
| <b>Legal Plan</b><br>9812515                    | <b>Building Area (Sq. Ft.)</b><br>6066.00 | <b>Building Area (Sq. M.)</b><br>563.55 |
| <b>Lot Size (Sq. Ft.)</b><br>43560              | <b>Lot Size (Acres)</b><br>1.00           | <b>Footprint (Sq. Ft.)</b><br>4100      |
| <b>Access to Property</b><br>Paved Road,Public  | <b>Inclusions</b><br>None                 | <b>Restrictions</b><br>See Remarks      |
| <b>Reports</b>                                  |   |   |
| Title   |   |   |

Industrial bay available for lease in the Churchill Industrial Park with an excellent corner profile off of connecting corridors 18th Avenue North and 36th Street north. This bay features ample secure yard space with powered stalls. The main floor of approximately 2,020 square feet includes five offices, a staff area and reception. The second floor includes a staff area, one office, and additional undeveloped storage totaling approximately 1,936 square feet. The 2,100 square foot shop features an additional storage mezzanine and 12'x16' overhead door.

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