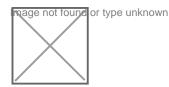


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3690 36 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Lethbridge, Alberta

Listing ID:

30525

MLS ID: A2219855

\$17,500,000



- **△** DOUG MERESKA
- (403) 394-8239
- AVISON YOUNG
- **403-330-3338**
- 3690 36 Street , Lethbridge , Alberta T1H 0E8

**Transaction Type** 

For Sale

Title

**Days On Market** 

63

Zoning

Direct Control (DC)

Subdivision

Fee Simple

**Building Type** Sherring Industrial Park Free-Standing, Warehouse

Year Built

2023

Structure Type Warehouse

**Property Type** Commercial

Legal Plan

Building Area (Sq. Ft.)

Lot Size (Acres)

0814655

103788.00

Building Area (Sq. M.)

**Property Sub Type** 

9642.14

Industrial

Lot Size (Sq. Ft.)

297950

Reports

6.84

Inclusions

None

See Remarks

Restrictions Floor Plans, Formal Lease, Rent

Roll, RPR, Site Plans, Title

Presenting an exclusive opportunity for an investor to acquire a rarely available 103,788 sf freestanding industrial warehouse building on 6.84 acres, at the corner of 36 Street and 37 Avenue in the heart of the Sherring Industrial Park. The property's current tenant WG Pro-Manufacturing Inc is a co-pack for one of Lethbridge's major local food processors. As a large-format single-user of the Outpost Warehouse property, WG Pro-Manufacturing Inc. is a growth business. There are six years of the lease term remaining, with rent increases every two years. The Net Operating Income for the Outpost Warehouse is \$1,080,000 (2025). There is the valueadd opportunity to increase revenue by up to \$75,600 per year through the newly packed gravel parking available on the east side of the building. The extra land has been allocated for up to 42 semi trailers at a rate of \$150 per month per stall.

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