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## 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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 63
<b>Zoning</b> Direct Control (DC)	<b>Subdivision</b> Sherring Industrial Park	<b>Building Type</b> Free-Standing, Warehouse
<b>Year Built</b> 2023	<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0814655	<b>Building Area (Sq. Ft.)</b> 103788.00
<b>Building Area (Sq. M.)</b> 9642.14	<b>Lot Size (Sq. Ft.)</b> 297950	<b>Lot Size (Acres)</b> 6.84
<b>Inclusions</b> None	<b>Restrictions</b> See Remarks	<b>Reports</b> 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 value-add 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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