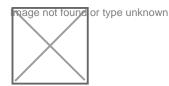


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

120, 2525 36 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLethbridge, Alberta

Listing ID: 30601

MLS ID: A2221238

\$1,670



△ DOUG MERESKA

(403) 394-8239

AVISON YOUNG

403-330-3338

rM1

120, 2525 36 Street N, Lethbridge , Alberta T1H 5L1

Transaction Type Title Days On Market

68

For Lease Fee Simple

Lease AmountLease FrequencyZoning1670.00MonthlyI-G

Building Type

Subdivision

Churchill Industrial Park

Year Built

1982

Structure Type Property Type Property Sub Type

stories), Mixed Use

Multi Unit Commercial Office

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

1512039 1803.00 167.50

Lot Size (Sq. Ft.) Lot Size (Acres) Heating

245242 5.63 Radiant

Inclusions Restrictions Reports

None See Remarks Aerial Photos,Floor Plans

Leasable Area (SF) • Shop Space: 1,803 SF • Lease Price: \$1,900 / month • Additional Rent: \$5.53 PSF (Est. 2024) o *Additional rent includes the tenant's proportionate share of electricity, natural gas, water, and sewer utilities • Electrical: 3-Phase Power • HVAC: Radiant Heaters throughout • Ceiling Height: 24' clear span • Loading Options: Two 12'x14' OHDs, Pull through bay • Additional Highlights: o Additional yard space available if required o Two-piece washroom o Floor drain

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.