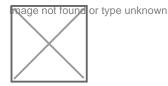


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2525 36 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLethbridge, Alberta

Listing ID: 30602

MLS ID: A2221249

\$8



- **△** DOUG MERESKA
- **403)** 394-8239
- AVISON YOUNG
- **403-330-3338**
- 2525 36 Street N, Lethbridge , Alberta T1H 5L1

Transaction Type Title Days On Market

68

For Lease Fee Simple

Lease AmountLease FrequencyZoning8.00AnnuallyI-G

Building Type

Subdivision
Churchill Industrial Park
Churchill Industrial Park
Stories),Mixed Use

Year Built
1982

Structure Type Property Type Property Sub Type

Multi Unit Commercial Office

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

1512039 3640.00 338.16

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

245242 5.63 Make-up Air,Radiant

InclusionsRestrictionsReportsNoneSee RemarksAerial Photos

• Leasable Area (SF): Warehouse Space - 3,640 SF • Lease Price: Warehouse Space - \$8.00 PSF • Additional Rent: \$5.53 PSF (Est. 2024) - Additional rent includes the tenant's proportionate share of electricity, natural gas, water, and sewer utilities • Electrical: 3-Phase Power • HVAC: Radiant Heat & MUA • Ceiling Height: 24' clear span • Loading Options: 14' x 16' OHD and dock door • Warehouse Space Highlights - Additional yard space available if required

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