

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





**Location**  
Lethbridge, 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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 68
<b>Lease Amount</b> 8.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> I-G
<b>Subdivision</b> Churchill Industrial Park	<b>Building Type</b> Free-Standing,Low Rise (2-4 stories),Mixed Use	<b>Year Built</b> 1982
<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 1512039	<b>Building Area (Sq. Ft.)</b> 3640.00	<b>Building Area (Sq. M.)</b> 338.16
<b>Lot Size (Sq. Ft.)</b> 245242	<b>Lot Size (Acres)</b> 5.63	<b>Heating</b> Make-up Air,Radiant
<b>Inclusions</b> None	<b>Restrictions</b> See Remarks	<b>Reports</b> Aerial 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

**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.