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3719 2 AVENUE N FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lethbridge, Alberta



Listing ID:
31047

MLS ID:
A2233136

\$2,500,000



 **DOUG MERESKA**
 (403) 394-8239

 **AVISON YOUNG**
 403-330-3338

 3719 2 Avenue N, Lethbridge , Alberta T1H 5K7

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning I-G	Subdivision Anderson Industrial Park	Building Type Free-Standing
Year Built 1984	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 7909JK	Building Area (Sq. Ft.) 10320.00
Building Area (Sq. M.) 958.75	Lot Size (Sq. Ft.) 168577	Lot Size (Acres) 3.87
Roof Metal	Cooling Central Air	Heating Forced Air,Natural Gas,Radiant
Lot Features Corner Lot	Access to Property Accessible to Major Traffic Route,Front and Rear Drive access,Rail Access	Inclusions None
Restrictions None Known	Reports Appraisal,Environmental Phase 1,RPR with Compliance,Title	

This upgraded industrial property offers a practical, near 60/40 split between shop and office space. The office includes staff amenities and a modern finished second floor, while the 2019 renovations (approx. \$300K) added a new steel roof, recladding, upgraded windows, and a repoured concrete floor. The interior is bright and contemporary, with upgraded LED lighting throughout. The shop boasts 15' ceilings, radiant heat, a trench drain, and two overhead doors (14.5'x18' and 10'x12'), accommodating a wide range of industrial operations. The climate-controlled office has a separate furnace and air conditioning unit for each floor to ensure year-round comfort and efficiency. This property presents a rare opportunity for businesses seeking a secure, spacious, and modern facility in a prime industrial location.

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