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1, 935 36 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Lethbridge, Alberta

Listing ID:
31205

MLS ID:
A2236410

\$11



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 1, 935 36 Street N, Lethbridge , Alberta T1H 6L5

Transaction Type For Lease	Title Fee Simple	Days On Market 179
Lease Amount 11.00	Lease Frequency Annually	Lease Term Other
Lease Term Remaining 12	Sub Lease 1	Zoning I-G
Subdivision Churchill Industrial Park	Building Type Free-Standing	Year Built 2008
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 8111441	Office (Sq. Ft.) 750.0000	Building Area (Sq. Ft.) 5362.00
Building Area (Sq. M.) 498.14	Lot Size (Sq. Ft.) 64033	Lot Size (Acres) 1.47
Construction Type Aluminum Siding	Electric 200 Amp Service,Three Phase	Cooling Central Air
Heating Make-up Air,Forced Air,Natural Gas	Lot Features Paved	Access to Property Direct Access
Inclusions None	Restrictions None Known	Reports Aerial Photos,Title

This industrial unit is located centrally in the Churchill Industrial Park across from the Lethbridge Sports Park (rugby club) with access to 9th Avenue North via 36th Street North. The unit has street frontage along 36th Street North with a customer entrance, lightbox signage, and ample customer parking. The site is fully fenced and gated, with fob access after-hours; some yard space alongside the north side unit is available for the tenant's use. The customer entrance opens to a finished reception area with two private offices, one of which leads to the shop, great for a shop manager or foreman's office. The unit features two bathrooms, one in the office and one in the shop. The Office area has a forced air furnace, air conditioning, and an electric hot water tank. The shop area spans the 100' depth of the building with 25'-28' ceilings. The shop features a second floor with a 15'x15' finished board/lunchroom, radiant heaters, two sump-floor drains, two 16'x16' overhead doors, a large make-up air unit, 200-amp, 600-volt, 3 phase power, and a 5-ton crane (negotiable) with a 19' hook height. 1. 5-tonne crane (negotiable) 2. 25'-28' ceilings 3. Large make up air system 4. Radiant heaters in shop 5. 2 sump floor drains, one by each door 6. Two 16'x16' overhead doors

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