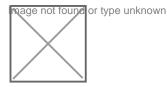


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1, 935 36 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLethbridge, Alberta

Listing ID: 31205

MLS ID: A2236410

\$11



△ DOUG MERESKA

403) 394-8239

AVISON YOUNG

403-330-3338

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

Transaction Type

For Lease

Title

Days On Market

179

Lease Amount

11.00

Lease Frequency

Annually

Fee Simple

Lease Term

Other

Zoning

I-G

Lease Term Remaining

12

Sub Lease

Subdivision

Churchill Industrial Park

Building Type Free-Standing Year Built 2008

Structure Type

Industrial

Property Type

Property Sub Type

Commercial Inc

Industrial

Legal Plan

8111441

Office (Sq. Ft.) 750.0000

00

5362.00

Building Area (Sq. M.)

498.14

Lot Size (Sq. Ft.)

64033

Lot Size (Acres)

Building Area (Sq. Ft.)

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

Access to Property

Paved

Direct Access

Inclusions

None

Restrictions
None Known

ReportsAerial 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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