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## 4 & 5, 526 39 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lethbridge, Alberta


**Listing ID:**  
31365

**MLS ID:**  
A2240331

**\$12**



 **DOUG MERESKA**  
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 403-330-3338

 4 & 5, 526 39 Street , Lethbridge , Alberta T1H 6Y2

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|---|---|--|
| <b>Transaction Type</b><br>For Lease              | <b>Title</b><br>Fee Simple                | <b>Days On Market</b><br>45                |
| <b>Lease Amount</b><br>12.00                      | <b>Lease Frequency</b><br>Annually        | <b>Zoning</b><br>I-G                       |
| <b>Subdivision</b><br>Shackleford Industrial Park | <b>Building Type</b><br>Condo Complex     | <b>Year Built</b><br>2025                  |
| <b>Structure Type</b><br>Industrial               | <b>Property Type</b><br>Commercial        | <b>Property Sub Type</b><br>Industrial     |
| <b>Legal Plan</b><br>0414175                      | <b>Building Area (Sq. Ft.)</b><br>4320.00 | <b>Building Area (Sq. M.)</b><br>401.34    |
| <b>Lot Size (Sq. Ft.)</b><br>64904                | <b>Lot Size (Acres)</b><br>1.49           | <b>Electric</b><br>Three Phase             |
| <b>Inclusions</b><br>None                         | <b>Restrictions</b><br>None Known         | <b>Reports</b><br>Aerial Photos,Site Plans |

The offering features a brand new 4,320 sf unit which may be demised into two 2,160 sf units, built to shell as of 2025. The unit features two 12'x14' overhead doors, a roughed-in bathroom, and have the potential to include a mezzanine. The site features a fenced and gated yard space shared by the tenants as well as the opportunity for signage to be installed along the green strip at the front of the property. With a newly built, maintenance-free finish, this attractive industrial bay could suit a variety of users looking for new space and a great location. The site has great access via 5 Avenue North (5,800 VPD+), which is one of the few major east-west roads in the industrial park. Located in the Shackleford Industrial Park, the site has great neighboring businesses including Andrew Sheret Ltd., Airtech Heating and Air Conditioning, RSS Automotive, Napa Auto Parts, Granite Rocks, and many more. The building itself also has large truck access from the rear for loading and from the front for customer access, which is paved with ample parking.

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