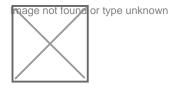


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4 & 5, 526 39 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLethbridge, Alberta

Listing ID: 31365

MLS ID: A2240331

\$12



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AVISON YOUNG

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坳

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

Transaction Type

For Lease

Title

Days On Market

45

I-G

Lease Amount

12.00

Lease Frequency

Building Type

Condo Complex

Annually

Fee Simple

Zoning

Subdivision

Shackleford Industrial Park

Year Built

2025

Structure Type

Industrial

Property Type

Property Sub Type

Industrial

Legal Plan

0414175

Building Area (Sq. Ft.)

4320.00

Commercial

Building Area (Sq. M.)

401.34

Lot Size (Sq. Ft.)

64904

None

Lot Size (Acres)

1.49

cres) Electric

Three Phase

Inclusions

Restrictions

None Known

Reports

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 eastwest 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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