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610 30 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Lethbridge, Alberta



Listing ID:
31821

MLS ID:
A2250909

\$12



 **JEREMY KOOT**
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 Bankers Commercial Real Estate
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 610 30 Street N, Lethbridge , Alberta T1H 5G6

Transaction Type For Lease	Days On Market 127	Lease Amount 12.00
Lease Frequency Annually	Zoning I-G	Subdivision Shackleford Industrial Park
Building Type Mixed Use	Year Built 1974	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 7410150
Building Area (Sq. Ft.) 7380.00	Building Area (Sq. M.) 685.62	Lot Size (Sq. Ft.) 126087
Lot Size (Acres) 2.89	Access to Property Direct Access	Inclusions N/A
Restrictions None Known	Reports None	

7,380 square feet of industrial space on 1.9 acres, with a mix of functional shop, showroom, and office areas. - Mezzanine (3,489 sf): Two finished offices, a boardroom, and parts storage. - Main Floor: 2,280 sf of showroom, three offices, and additional retail space. - Shop (5,100 sf): Floor drain, overhead door, and open layout suited for equipment service, repair, or fabrication. The site is fenced and gated, offering secure yard space for equipment, vehicles, or outdoor storage. Well-suited for companies in equipment and machinery sales, service, or other shop-based operations needing a balance of office, retail, and shop space. Tenant pays City property tax, insurance, and all building and property maintenance.

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