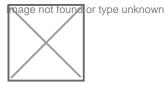


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

**2** (403) 330-3074

Bankers Commercial Real Estate

**403-327-1133** 

610 30 Street N, Lethbridge , Alberta T1H 5G6

**Transaction Type** 

For Lease

**Days On Market** 

12.00

Lease Frequency

Annually

Zoning

I-G

1974

127

Subdivision

**Lease Amount** 

Shackleford Industrial Park

Building Type

Mixed Use

Structure Type Industrial

**Property Type** 

Commercial

**Property Sub Type** 

Industrial

Year Built

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

RestrictionsReportsNone KnownNone

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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