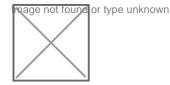


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10, 1075 36 STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLethbridge, Alberta

Listing ID: 32440

MLS ID: A2261283

\$469,900



 $\stackrel{\circ}{-}$ **DOUG MERESKA**

403) 394-8239

■ AVISON YOUNG

403-330-3338

M

10, 1075 36 Street N, Lethbridge , Alberta T1H 6L5

Transaction Type

For Sale

Zoning

I-G

Year Built

2016

Property Sub Type

Industrial

Building Area (Sq. M.)

187.29

Electric

200 Amp Service, Three Phase

Lot Features

Paved

Reports

Condo/Strata Bylaws,Title

Title

Fee Simple

Subdivision

Churchill Industrial Park

Structure Type

Industrial

Legal Plan

1710732

Lot Size (Sq. Ft.)

107157

Cooling

Central Air

Inclusions

None

Days On Market

62

Building Type

Condo Complex

Property Type Commercial

Building Area (Sq. Ft.)

2016.00

Lot Size (Acres)

2.46

Heating

Overhead Heater(s), Forced Air

Restrictions

Easement Registered On Title

This flexible industrial condo has a lot to offer for its size. Features include a reception area and two private offices with exterior windows. There are two, 2-piece bathrooms one in the office and one in the shop space. There is also a mezzanine with storage below, as well as forced air and air conditioning for the office and unit heater for the shop. The shop offers 18' ceilings, a drive-thru bay with two 14' x 16' overhead doors, trench floor drains, full-size makeup air unit, and 200 amp, 3-phase electrical service providing all the extra features that have become essential to modern industrial occupants, that are not available in most industrial bays of this size. The condo unit's demising wall is a 2-hour fire rated wall.

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