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10, 1075 36 STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lethbridge, Alberta

Listing ID:
32440

MLS ID:
A2261283

\$469,900



 **DOUG MERESKA**
 (403) 394-8239

 **AVISON YOUNG**
 403-330-3338

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

Transaction Type	Title	Days On Market
For Sale	Fee Simple	129
Zoning	Subdivision	Building Type
I-G	Churchill Industrial Park	Condo Complex
Year Built	Structure Type	Property Type
2016	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	1710732	2016.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
187.29	107157	2.46
Electric	Cooling	Heating
200 Amp Service, Three Phase	Central Air	Overhead Heater(s), Forced Air
Lot Features	Inclusions	Restrictions
Paved	None	Easement Registered On Title
Reports		
Condo/Strata Bylaws, 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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