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

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