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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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> I-G	<b>Subdivision</b> Churchill Industrial Park	<b>Building Type</b> Condo Complex
<b>Year Built</b> 2016	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1710732	<b>Building Area (Sq. Ft.)</b> 2016.00
<b>Building Area (Sq. M.)</b> 187.29	<b>Lot Size (Sq. Ft.)</b> 107157	<b>Lot Size (Acres)</b> 2.46
<b>Electric</b> 200 Amp Service,Three Phase	<b>Cooling</b> Central Air	<b>Heating</b> Overhead Heater(s),Forced Air
<b>Lot Features</b> Paved	<b>Inclusions</b> None	<b>Restrictions</b> Easement Registered On Title
<b>Reports</b> 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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