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3036 36 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lethbridge, Alberta

Listing ID:
32611

MLS ID:
A2265919

\$10.50



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 3036 36 Street N, Lethbridge , Alberta T1H 7B5

Transaction Type For Lease	Title Fee Simple	Days On Market 191
Lease Amount 10.50	Lease Frequency Annually	Zoning I-B
Subdivision Sherring Industrial Park	Building Type Street Level Storefront	Year Built 2014
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 1211587	Building Area (Sq. Ft.) 2900.00	Building Area (Sq. M.) 269.42
Lot Size (Sq. Ft.) 49222	Lot Size (Acres) 1.13	Inclusions None.
Restrictions None Known	Reports Floor Plans	

The subject property is part of a desirable development and offers an energy-efficient design, a paved yard and driveway, with great visibility. The unit features a large open shop space in the rear with 20' ceiling height, one 14'x16' OHD, and a make-up air unit. Located at the intersection of 36 Street and 32 Avenue North, the property is surrounded by successful businesses and anchored by Wal-Mart and the Lethbridge Sports Park. With easy corner access, the property is a great fit for warehousing, general trades, light manufacturing, and other light industrial users. The location offers convenient and easy access for large vehicles with an exceptional highway infrastructure corridor. - 3-Phase, 200 AMP electrical - 20' clear span ceilings - One 14'x16' OHD - Energy efficient design - Desirable location

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