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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



 **DOUG MERESKA**
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 **AVISON YOUNG**
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 3036 36 Street N, Lethbridge , Alberta T1H 7B5

Transaction Type	Title	Days On Market
For Lease	Fee Simple	83
Lease Amount	Lease Frequency	Zoning
10.50	Annually	I-B
Subdivision	Building Type	Year Built
Sherring Industrial Park	Street Level Storefront	2014
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
1211587	2900.00	269.42
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
49222	1.13	None.
Restrictions	Reports	
None Known	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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