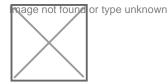


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3036 36 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLethbridge, Alberta

Listing ID: 32611 MLS ID: A2265919

\$10.50



△ DOUG MERESKA

- (403) 394-8239
- AVISON YOUNG
- **403-330-3338**
- 3036 36 Street N, Lethbridge , Alberta T1H 7B5

Transaction Type

For Lease

Lease Amount

10.50

Subdivision

Sherring Industrial Park

Structure Type

Industrial

Legal Plan 1211587

Lot Size (Sq. Ft.)

49222

Restrictions
None Known

Title

Fee Simple

Lease Frequency

Annually

Building Type

Street Level Storefront

Property Type

Commercial

Building Area (Sq. Ft.)

2900.00

Lot Size (Acres)

1.13

Reports Floor Plans **Days On Market**

21

Zoning

I-B

Year Built

2014

Property Sub Type

Industrial

Building Area (Sq. M.)

269.42

Inclusions

None.

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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