

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3, 4002 9 AVENUE N FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lethbridge, Alberta

Listing ID:
32711

MLS ID:
A2268305

\$739,900



 **DOUG MERESKA**
 (403) 394-8239

 **AVISON YOUNG**
 403-330-3338

 3, 4002 9 Avenue N, Lethbridge , Alberta T1H 6T8

Transaction Type	Title	Days On Market
For Sale	Fee Simple	68
Zoning	Subdivision	Building Type
I-G	Shackleford Industrial Park	Condo Complex
Year Built	Structure Type	Property Type
2004	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	0414358	4230.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
392.98	196020	4.50
Cooling	Heating	Access to Property
Central Air	Forced Air,Radiant	Accessible to Major Traffic Route
Inclusions	Restrictions	Reports
None	None Known	Aerial Photos,Condo/Strata Bylaws,Floor Plans,Title

The subject property is located in the Shackleford Industrial Park and enjoys convenient access to 43rd Street North via 9th Avenue North. This center condo unit benefits from the access and street-facing exposure along busy 9th Avenue North with options for back-lit custom signage and pylon signage. The paved parking lot and dual entrances make it easily accessible for large vehicles or customers. This nicely finished unit offers a versatile layout suited to a range of light industrial users, with a functional office-to-shop ratio. The office portion features six private offices, a reception area, three washrooms, and dedicated staff areas. HVAC systems include forced air heating and air conditioning in the office areas, and radiant heaters in the shop. The shop space is open and flexible, with two 14' x 16' overhead doors, 18' ceiling heights, and an approximately 965 square foot storage mezzanine with an exterior yard space that is fully fenced and paved. This property combines functionality and professional appeal in a move-in-ready opportunity. 6 bullets: 1. Accessible site 2. Prominent signage 3. Secure, gated yard space 4. 965sf storage mezzanine 5. 2 14'x16' OHD 6. 2025 Assessment: \$707,000

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.