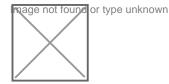


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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** 

For Sale

Title

**Days On Market** 

21

Fee Simple

Zoning

I-G

Subdivision

Shackleford Industrial Park

**Building Type** Condo Complex

Year Built

2004

Structure Type

Industrial

**Property Type** Commercial

**Property Sub Type** 

Industrial

Legal Plan Building Area (Sq. Ft.) 0414358

4230.00

Building Area (Sq. M.)

392.98

Lot Size (Sq. Ft.)

196020

Lot Size (Acres)

4.50

Cooling Central Air Heating

Forced Air, Radiant

**Access to Property** 

Accessible to Major Traffic Route

Inclusions

None

Restrictions

None Known

Reports

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

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