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4, 3004 9 AVENUE N FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Lethbridge, Alberta

Listing ID:
32812

MLS ID:
A2269751

\$9.50



 **JEREMY KOOT**
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 Bankers Commercial Real Estate
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 4, 3004 9 Avenue N, Lethbridge , Alberta T1H 5E5

Transaction Type For Lease	Days On Market 81	Lease Amount 9.50
Lease Frequency Annually	Zoning I-B	Subdivision Shackleford Industrial Park
Building Type Mixed Use,Retail,Warehouse	Year Built 1975	Structure Type Warehouse
Property Type Commercial	Property Sub Type Industrial	Legal Plan 702LK
Building Area (Sq. Ft.) 3000.00	Building Area (Sq. M.) 278.71	Lot Size (Sq. Ft.) 250006
Lot Size (Acres) 5.74	Cooling Partial	Heating Make-up Air,Overhead Heater(s)
Inclusions none	Restrictions None Known	Reports None

3,000 square foot industrial bay. Highly visible along 9th Ave North. Newly improved with epoxy floor (showroom), HVAC, make-up air, LED lighting, and accessible washroom. Approximately 1,000 sf showroom and 2,000 sf shop/warehouse. Loading dock door. Large parking lot in front of the building and large loading area at the back of the building.

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