

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.

1212 30 STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lethbridge, Alberta

Listing ID:
33114

MLS ID:
A2273641

\$1,350,000



 **ROBERT KINNIBURGH**
 (403) 315-5154

 **Bankers Commercial Real Estate**
 403-327-1133

 **1212 30 Street N, Lethbridge , Alberta T1H 7H6**

Transaction Type	Title	Days On Market
For Sale	Fee Simple	62
Zoning	Subdivision	Year Built
DC Business Industrial	Churchill Industrial Park	2025
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
2011529	4900.00	455.22
Lot Size (Sq. Ft.)	Lot Size (Acres)	Roof
22215	0.51	Metal
Foundation	Heating	Inclusions
Poured Concrete	Natural Gas	N/A
Restrictions	Reports	
None Known	Call Lister	

New 50' x 86' shop with three overhead doors, and attached 612 sqft fully finished office with washroom. 7500CFM Eng Air Make Up Air, mounted on mezzanine, ducted to high level with balancing device. Fresh air intake ducted from outside c/w 30x60 louvre and filter racks and 2" Foil Back Insulation. Interlock with exhaust fan to run with building lights. 2Qty 150K BTUH Radiant Heaters, vented thru common vent out roof. 70K BTUH Furnace for office space, c/w 2ton AC, 2KW electric FA Heater and Commercial Occupied Thermostat. 1hr Fire Dampers @ mech room wall for S/A and R/A 3Ø 200A 120/208V service Oil/water separator with in floor trench drains. Second washroom in shop.

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.