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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 For Sale	Title Fee Simple	Days On Market 2
Zoning DC Business Industrial	Subdivision Churchill Industrial Park	Year Built 2025
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2011529	Building Area (Sq. Ft.) 4900.00	Building Area (Sq. M.) 455.22
Lot Size (Sq. Ft.) 22215	Lot Size (Acres) 0.51	Roof Metal
Foundation Poured Concrete	Heating Natural Gas	Inclusions N/A
Restrictions None Known	Reports 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.

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