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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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 132
<b>Zoning</b> DC Business Industrial	<b>Subdivision</b> Churchill Industrial Park	<b>Year Built</b> 2025
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 2011529	<b>Building Area (Sq. Ft.)</b> 4900.00	<b>Building Area (Sq. M.)</b> 455.22
<b>Lot Size (Sq. Ft.)</b> 22215	<b>Lot Size (Acres)</b> 0.51	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Heating</b> Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Call Lister	

New 50' x 86' shop with three overhead doors, one measuring 16' x 16' and 2 at 14'w x 16'. Ceilings are 18' (16' ceiling height to radiant heaters). 7500CFM 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. 2 - 150K BTUH Radiant Heaters, vented thru roof. 70K BTUH Furnace for office space, c/w 2ton AC, 2KW electric FA heater. 1hr Fire Dampers @ mech room, 3Ø 200A 120/208V service, Oil/water separator with in floor trench drains. Also includes washroom in shop. Attached 612 sqft fully finished office with second washroom.

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