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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> 62
<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, 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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