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## 1212 30 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lethbridge, Alberta



**Listing ID:**  
33129


**MLS ID:**  
A2273740

**\$7,500**



 **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 Lease	<b>Days On Market</b> 188	<b>Lease Amount</b> 7500.00
<b>Lease Frequency</b> Monthly	<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>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval	<b>Reports</b> Call Lister

New 50' x 86' shop ready to go! 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 above ground, 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. Forced air furnace for office space, w 2ton AC, electric water 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. Tenant to pay property taxes, insurance and utilities.

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