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426 10 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Lethbridge, Alberta



Listing ID:
33193


MLS ID:
A2274497

\$12



 **VINKO SMILJANEC**
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 426 10 Street N, Lethbridge , Alberta T1H 2C7

Transaction Type For Lease	Title Fee Simple	Days On Market 131
Lease Amount 12.00	Lease Frequency Annually	Zoning I-B
Subdivision Staffordville	Building Type Free-Standing	Year Built 1976
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 6720JK	Building Area (Sq. Ft.) 5412.00	Building Area (Sq. M.) 502.79
Lot Size (Sq. Ft.) 18295	Lot Size (Acres) 0.42	Construction Type Concrete
Heating Overhead Heater(s), Forced Air	Access to Property Direct Access	Inclusions None
Restrictions None Known	Reports Title	

Property Description: This property offers a functional blend of shop space and a fully built-out office, ideal for small to mid-size industrial users. The shop is a steel quonset exterior with concrete foundation and includes a 12' x 14' drive- thru bay with convenient front and rear alley access. Recent interior renovations feature upgraded shop lighting, a refreshed reception area, modern offices, a new kitchenette, and a flexible boardroom or staff space on the finished mezzanine. The premises have excellent visibility and pylon signage opportunities, while offering the privacy and security of a fully fenced site with an integrated security system. Ideal for businesses seeking a well-maintained, flexible property. Location Description: This industrial property is located in the Senator Buchanan area of North Lethbridge, just west of the Anderson Industrial Park. The stand-alone shop is centrally located and easily accessible from 10 Street North, via 5 Avenue North. The site improvements include the secured yard, graveled base, fenced compound, and asphalt parking.

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