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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



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 426 10 Street N, Lethbridge , Alberta T1H 2C7

Transaction Type	Title	Days On Market
For Lease	Fee Simple	66
Lease Amount	Lease Frequency	Zoning
12.00	Annually	I-B
Subdivision	Building Type	Year Built
Staffordville	Free-Standing	1976
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
6720JK	5412.00	502.79
Lot Size (Sq. Ft.)	Lot Size (Acres)	Construction Type
18295	0.42	Concrete
Heating	Access to Property	Inclusions
Overhead Heater(s),Forced Air	Direct Access	None
Restrictions	Reports	
None Known	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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