

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

#20, 450 39 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lethbridge, Alberta

Listing ID:
33611

MLS ID:
A2279874

\$10



 **DOUG MERESKA**
 (403) 394-8239

 **AVISON YOUNG**
 403-330-3338

 #20, 450 39 Street N, Lethbridge , Alberta T1H 0C8

Transaction Type	Title	Days On Market
For Lease	Fee Simple	1
Zoning	Subdivision	Building Type
I-G	Churchill Industrial Park	See Remarks
Year Built	Structure Type	Property Type
2021	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	2011364	2767.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
257.06	130244	2.99
Inclusions	Restrictions	Reports
None.	None Known	Formal Lease

Located in the Churchill Industrial Park on the busy corner of 5th Avenue North and 39th Street, this property has great exposure and easy access to 43rd Street. The adjacent business is Andrew Sheret Ltd., a well-established distributor of plumbing and heating supplies with a high volume of customer traffic. The unit itself, built in 2021, features a 10' x 10' overhead door, designated parking, gated yard space, and a floor drain. With 30-foot ceilings, an open floorplan, bathroom and utility room, this unit is ideal for a light industrial or business industrial user.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.