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#20, 450 39 STREET N FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Lethbridge, Alberta

Listing ID:
33611

MLS ID:
A2279874

\$10



 **VINKO SMILJANEC**
 (403) 330-2333

 **AVISON YOUNG**
 403-330-3338

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

Transaction Type For Lease	Title Fee Simple	Days On Market 63
Lease Amount 10.00	Lease Frequency Annually	Lease Term Other
Lease Term Remaining 19	Sub Lease 1	Zoning I-G
Subdivision Churchill Industrial Park	Building Type See Remarks	Year Built 2021
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2011364	Building Area (Sq. Ft.) 2767.00	Building Area (Sq. M.) 257.06
Lot Size (Sq. Ft.) 130244	Lot Size (Acres) 2.99	Inclusions None.
Restrictions None Known	Reports 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.

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