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332 36 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lethbridge, Alberta

Listing ID:
34551

MLS ID:
A2293231

\$13



 **VINKO SMILJANEC**
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 **AVISON YOUNG**
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 332 36 Street N, Lethbridge , Alberta T1H 3Z7

Transaction Type For Lease	Title Fee Simple	Lease Amount 13.00
Lease Frequency Annually	Lease Term Remaining 2	Zoning I-G
Subdivision Anderson Industrial Park	Building Type Free-Standing	Year Built 2007
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0710364	Building Area (Sq. Ft.) 5100.00	Building Area (Sq. M.) 473.80
Lot Size (Sq. Ft.) 77101	Lot Size (Acres) 1.77	Inclusions None
Restrictions None Known	Reports Title	

Available for June 1, 2026, this 5,100 sf industrial bay offers an open, flexible layout suitable for a wide range of industrial users. The main floor includes two private offices, a boardroom or reception area, a kitchenette, and a bathroom. An additional 700 sf mezzanine offers a finished lunchroom and a second bathroom. This extra space is great for staff needs and is not included in the payable square footage. The bay features steel construction with ceiling heights of 21', three 16'x16' overhead doors with drive-through, floor drain, two overhead heaters, LED lighting and an exhaust system that supports active shop use. Power supply includes 400-amp to the building with 225-amp of 3-phase power allocated to the bay. *The crane system is property of the current tenant and not included. The gravel yard area directly behind the bay is included, offering ample exterior space with the accommodation of a clear laneway for through traffic. The site is fully fenced and gated with lots of shared paved parking at the front of the building for staff and visitors.

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