

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.

3805 14 AVENUE N FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lethbridge, Alberta

Listing ID:
34596

MLS ID:
A2296586

\$12



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

 **AVISON YOUNG**
 403-330-3338

 3805 14 Avenue N, Lethbridge , Alberta T1H 6Y6

Transaction Type For Lease	Days On Market 63	Lease Amount 12.00
Lease Frequency Annually	Zoning I-G	Subdivision Churchill Industrial Park
Building Type Free-Standing	Year Built 2005	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 9812845
Building Area (Sq. Ft.) 4860.00	Building Area (Sq. M.) 451.51	Lot Size (Sq. Ft.) 21780
Lot Size (Acres) 0.50	Access to Property Public	Inclusions None
Restrictions Utility Right Of Way	Reports Title	

Located in the Churchill Industrial park with easy access to 43 Street North via 14 Avenue North. With efficient road access and a location designed to accommodate industrial traffic, the site is well suited for contractors, service-based businesses, and light industrial users. This stand-alone industrial building offers a 0.5-acre, fully paved site, suitable for a variety of users. The available premises include the main floor office, shop space, and secured yard area. The landlord retains the mezzanine office area and the south half of the front parking. The property features a fully fenced and gated yard, with both front and rear storm drains. The shop area offers 18' ceiling heights, radiant heating, LED lighting, a floor drain, and two oversized 24'x14' overhead doors. The office component has modern finishes and includes three private offices, a large front reception area, a lunchroom or boardroom with kitchenette, and two washrooms. This property is well suited for industrial users seeking a stand-alone facility with functional mix of shop space, yard space, and modern office.

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.