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A, 2525 36 STREET N FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Lethbridge, Alberta



Listing ID:
34704

MLS ID:
A2291923

\$1,700



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

 **AVISON YOUNG**
 403-330-3338

 A, 2525 36 Street N, Lethbridge , Alberta T1H 5L1

Transaction Type For Lease	Title Fee Simple	Days On Market 61
Lease Amount 1700.00	Lease Frequency Monthly	Zoning I-G
Subdivision Churchill Industrial Park	Building Type Free-Standing,Low Rise (2-4 stories),Mixed Use	Year Built 1982
Structure Type Multi Unit	Property Type Commercial	Property Sub Type Office
Legal Plan 1512039	Building Area (Sq. Ft.) 1803.00	Building Area (Sq. M.) 167.50
Lot Size (Sq. Ft.) 245242	Lot Size (Acres) 5.63	Heating Radiant
Inclusions None	Restrictions See Remarks	Reports Aerial Photos

Leasable Area (SF) • Shop Space : 1,803 SF • Lease Price: \$1,900 / month • Additional Rent: \$880,47 / month (est. 2026) o
 *Additional rent includes the tenant's proportionate share of electricity, natural gas, water, and sewer utilities • Electrical: 3-Phase
 Power • HVAC: Radiant Heaters throughout • Ceiling Height: 24' clear span • Loading Options: Two 12'x14' OHDs, Pull through bay
 • Additional Highlights: o Additional yard space available if required o Two-piece washroom o Floor drain

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