

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.

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 1
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

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.