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7, 3287 32 STREET N FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Lethbridge, Alberta



Listing ID:
35228

MLS ID:
A2310238

\$10.50



 **JEREMY KOOT**
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 Bankers Commercial Real Estate
 403-327-1133

 7, 3287 32 Street N, Lethbridge , Alberta T1H 7A3

Transaction Type For Lease	Days On Market 1	Lease Amount 10.50
Lease Frequency Annually	Zoning I-B	Subdivision Sherring Industrial Park
Year Built 2015	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1311960	Building Area (Sq. Ft.) 1602.00
Building Area (Sq. M.) 148.83	Lot Size (Sq. Ft.) 32614	Lot Size (Acres) 0.75
Electric 100 Amp Service,220 Volts,Three Phase	Inclusions n/a	Restrictions None Known
Reports None		

Well-configured industrial bay unit offering a functional mix of retail, office, and shop space suitable for a wide variety of commercial and light industrial uses. The unit features a front retail/counter area ideal for client-facing operations, two private offices, and an open shop floor equipped with 220V power and water hookups. The 12' overhead door provides excellent access for equipment and vehicles. A mezzanine level with kitchenette adds additional usable space above the front retail area. Suitable For: Contractors, trades, fabrication, service industries, and more

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