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20, 3493 6 AVENUE N FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Lethbridge, Alberta



Listing ID:
35610


MLS ID:
A2318961

\$12



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 20, 3493 6 Avenue N, Lethbridge , Alberta T1H5C1

Transaction Type For Lease	Lease Amount 12.00	Lease Frequency Annually
Zoning I-G	Subdivision Shackleford Industrial Park	Year Built 2016
Structure Type Industrial	Property Type Commercial	Property Sub Type Warehouse
Legal Plan 1413106	Building Area (Sq. Ft.) 2480.00	Building Area (Sq. M.) 230.40
Lot Size (Sq. Ft.) 18297	Lot Size (Acres) 0.42	Inclusions N/A
Restrictions None Known	Reports None	

Excellent opportunity to lease a versatile industrial bay at 3493 6 Ave North, Unit 20, offering 2,480 square feet of functional warehouse and office space. This fully heated bay features a 14 foot overhead door, impressive 30 foot ceilings, bathroom, and dedicated office area. The layout works well for a wide range of industrial, storage, service, distribution, or contractor uses. Convenient north side location with strong access for staff, clients, and deliveries. Lease rate is \$12.00 per square foot plus additional rent estimated at \$5.72 per square foot. Check out the virtual tour <https://my.matterport.com/show/?m=5JCwGgE7W6e>

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