$495,000 - 10, 1075 36 Street N, Lethbridge

MLS® #A2203406

$495,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Churchill Industrial Park, Lethbridge, Alberta

This flexible industrial condo has a lot to offer for its size. Features include a reception area and two private offices with exterior windows. There are two, 2-piece bathrooms one in the office and one in the shop space. There is also a mezzanine with storage below, as well as forced air and air conditioning for the office and unit heater for the shop.

The shop offers 18â€™ ceilings, a drive-thru bay with two 14â€™ x 16â€™ overhead doors, trench floor drains, full-size makeup air unit, and 200 amp, 3-phase electrical service providing all the extra features that have become essential to modern industrial occupants, that are not available in most industrial bays of this size. The condo unitâ€™s demising wall is a 2-hour fire rated wall.

Built in 2016

Essential Information

MLS® #	A2203406
Price	$495,000
Bathrooms	0.00
Acres	0.00
Year Built	2016
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	10, 1075 36 Street N
Subdivision	Churchill Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6L5

Interior

Heating	Forced Air, Overhead Heater(s)
Cooling	Central Air

Exterior

Lot Description	Paved

Additional Information

Date Listed	March 17th, 2025
Days on Market	34
Zoning	I-G

Listing Details

Listing Office	AVISON YOUNG