

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

MLS® #A2196129

**\$495,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Churchill Industrial Park, Lethbridge, Alberta

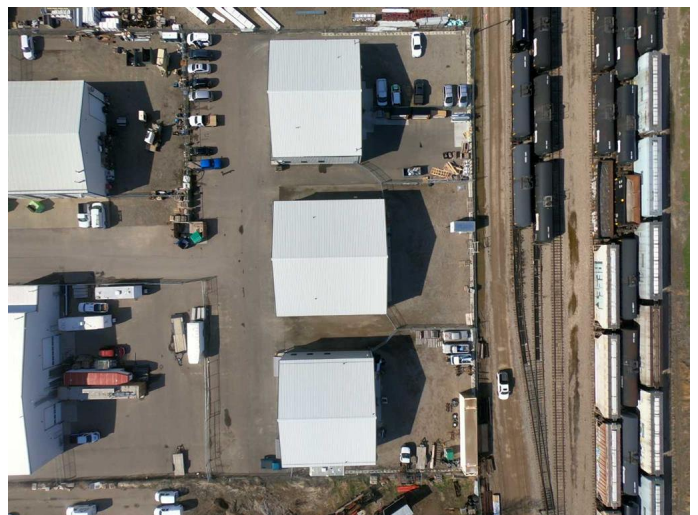
This flexible industrial condo has a lot to offer for its size. Features include a reception area and two private offices with exterior windows. There are two, 2-piece bathrooms with one in the office and one in the shop. There is also a mezzanine with storage below, and forced air and A/C for the office and a unit heater for the shop. The shop offers 18'™ ceilings, a drive-thru bay with two 14'™ x 16'™ 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 unit's™ demising wall is a 2-hour fire rated wall.

Built in 2016

## Essential Information

MLS® #	A2196129
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, Natural Gas
Cooling	Central Air

### **Exterior**

Lot Description	Interior Lot, Low Maintenance Landscape, Paved, Private
Roof	Metal
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	71
Zoning	I-G

### **Listing Details**

Listing Office	AVISON YOUNG
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