

**3229 30 AVENUE NORTH****LETHBRIDGE, AB****Build to suit industrial condo opportunity**

The subject property is the last available unit in this brand new, Class A industrial development. These units feature high-quality and flexible 80' deep bays with widths starting at 30' and a clear span height of 26' - 20' sloping from the front to the back. Each unit will include a 12' x 14' overhead door and mezzanine options. With sale or lease options available, each unit is a separately titled condo with individual addressing. This development is ideal for trades, contractors, warehouse storage or industrial retail users with Phase II coming soon. Please contact an Associate to discuss this opportunity further.

Get more property information**Doug Mereska**

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Senior Associate

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PROPERTY SUMMARY

MUNICIPAL ADDRESS

3229 30 Street North

LEGAL DESCRIPTION

2410718;;4

ZONING

Business Industrial (I-B)

OPPORTUNITY

Industrial Condos

3221 30 Ave N - LEASED

3225 30 Ave N - LEASED

3223 30 Ave N - LEASED

3229 30 Ave N - 2,420 SF AVAILABLE

3237 30 Ave N - SOLD

SALE PRICE

\$593,500

LEASE PRICE

\$12.00 PSF

ADDITIONAL RENT

\$7.50 PSF

POSSESSION

Build-to-suit opportunity

POSSIBLE TENANT INDUCEMENTS

Improvement allowance of \$30,000

3 months free rent

Opportunity to acquire a

quality industrial condo in

north Lethbridge

OPPORTUNITY

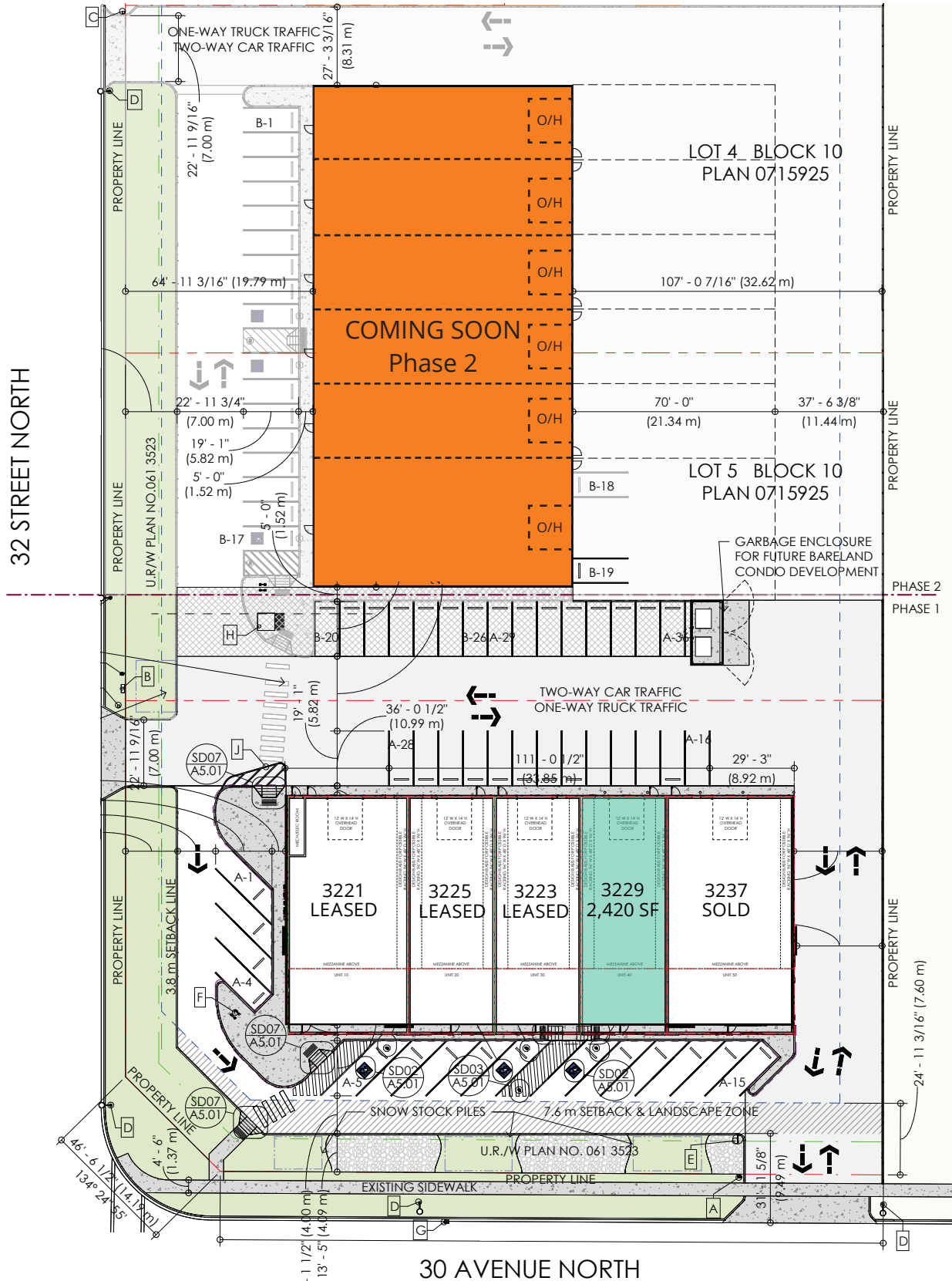
The location offers an advantageous distribution point with easy access for large trucks. The property is in close proximity to three major highways. Lethbridge is also central to multiple trade areas, such as Calgary, Medicine Hat and the US border.

Quality neighbouring businesses include Pratt & Whitney, Triple M Housing, Walmart, Frito Lay, Ring Container Technologies, and EPIC Egg Processing.

The subject property is available For Sale or Lease with Phase 1 build-to-suit options available.



SITE PLAN



Avison Young
 704 4th Avenue South, Suite 295
 Lethbridge, Alberta, T1J 0N8

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed or warranted by Avison Young Lethbridge (2016) Inc. nor can it form any part of any future contract.





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