

**AVISON
YOUNG**

Industrial condo for sale

#10, 1075 36 Street North
Lethbridge, AB



Sale Price
\$469,900



Opportunity
2,016 SF



Possession
Negotiable



**Quality industrial condo featuring
a drive-thru bay and a fenced yard**

**Get more
property
information**

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Property Description

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.

Location Description

Located in the Churchill Industrial Park, this industrial condo bay is accessible via the main artery of 36th Street North, with easy access to 43rd Street north via 14th Ave or 9th Ave North. Quality neighbouring businesses include Main Line Power Control Systems, Zircon Graphics, and Hagen Electric Ltd. With a variety of users and uses, this diverse location has great appeal and offers a fully fenced, secure yard space. Some permitted uses include: building trades and contractors, automotive shops, equipment sales/rentals, farm supply, freight and storage, manufacturing, and many more

Offering Summary

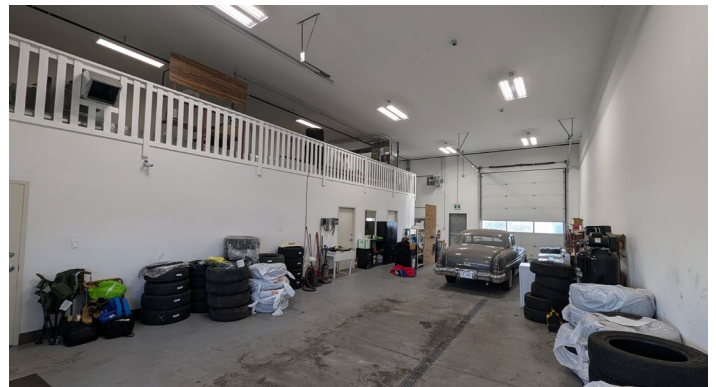
Opportunity	2,016 SF
Site Size	2.46 Acres
Legal Address	1710732;5
Zoning	General Industrial (I-G)
Sale Price	\$469,900
Condo Fees	\$3,250 / Year (2024)
Property Taxes	\$7,670 (2024)
Possession	Negotiable

Property Highlights

- Drive thru bay
- Full size make-up air unit
- Trench drains
- 200 amp, 3-phase electrical service
- Secure, exclusive yard

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#10, 1075 36 Street North
Lethbridge, AB T1H 6L5





**LOGIC
LUMBER**

HAGEN ELECTRIC



ZIRCON GRAPHICS

DIGITEX

**LETHBRIDGE
RUGBY CLUB**

**OPTIMAL
AUTO DETAILING**

**SPECTRUM
ALE WORKS**

Major Roadways

9 Avenue North | 5,900 VPD+

28 Street North | 7,500 VPD+

26 Avenue North | 3,800 VPD+

43 Street North | 2,100 VPD+

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