

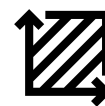
Office building for sale

3528 30th Street North
Lethbridge, AB T1H 6Z4



Modern Class A building located in the Sherring Industrial Park

- Currently occupied by data company, with almost unlimited data capabilities (10 GB Ethernet).
- Shared parking lot, free parking.
- Easily accessible location.
- 120 feet of frontage on 30th Street North.



6,383 SF on 1.01 acres



Business Industrial (I-B)



Possession Negotiable

Get more information

[Ashley Soames](#)

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[Jeremy Roden](#)

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Property Description

Modern Class A concrete office building in the Sherring Industrial Park. The subject property features a large open concept entrance, a big boardroom, spacious lunch room and common area. The space offers a good mix of private offices and collaborative working space. Plenty of windows offer great natural light.

Location Description

The subject property is located in the Sherring Industrial Park and is accessible via Giffen Road North and 28 Street North. The location is home to notable neighbouring businesses including Walmart, Sentinel Storage, Lethbridge Sports Park, Teconnect and more!

Offering Summary

Opportunity:	6,383 SF
Lot Size:	1.01 Acres
Zoning:	Business Industrial (I-B)
Legal Address:	0715287;4;13
Sale Price:	\$1,650,000.00
Possession:	Negotiabe

Property Highlights

- Currently occupied by data company, with almost unlimited data capabilities (10 GB Ethernet)
- Shared parking lot, free parking
- Easily accessible location
- 120 feet of frontage on 30th Street North

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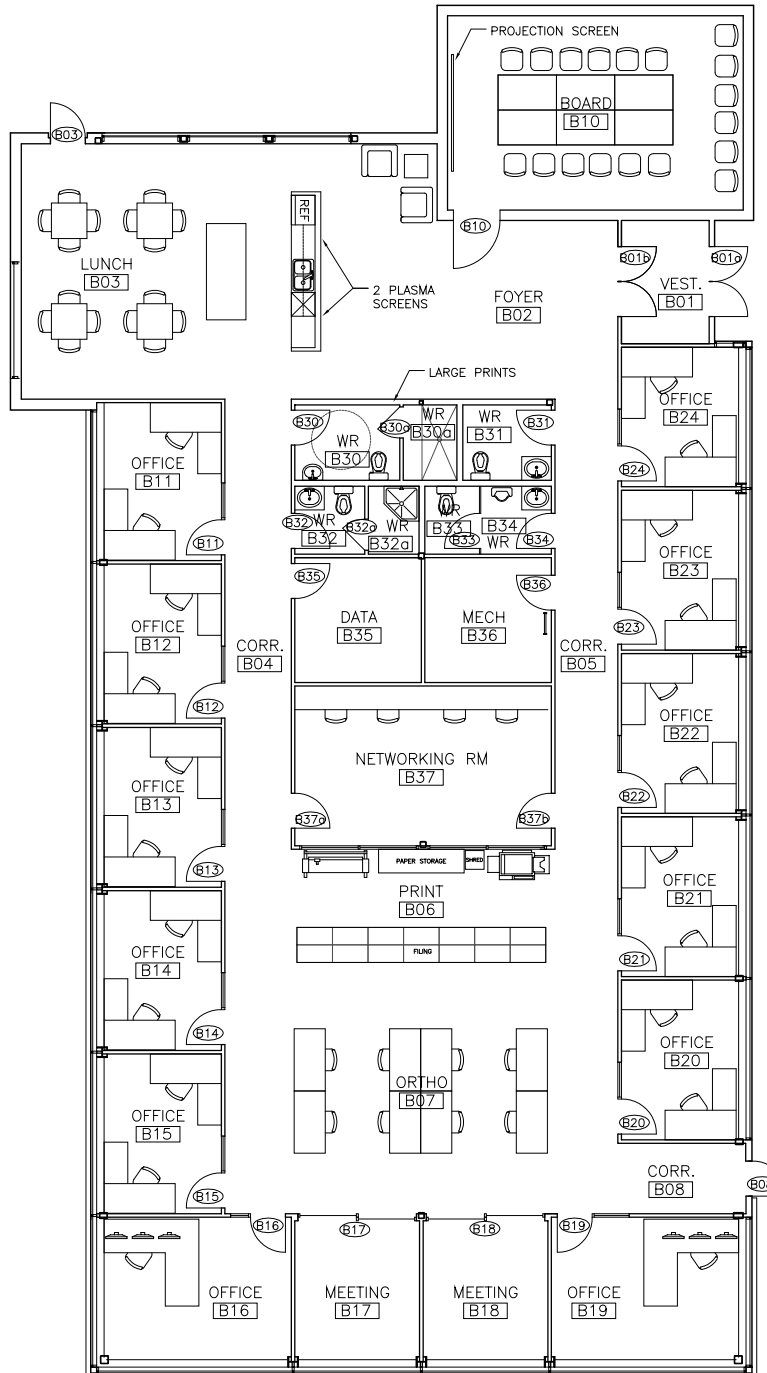
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Floor Plan



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