

FOR SALE & LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1001 - 41st Street N | Lethbridge, AB
16,852 square feet on 2.99 acres



Drive-Thru
Doors



Exposure on to
43rd Street North



Located in Churchill
Industrial Park

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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | lee-associates.com/calgary

PROPERTY DETAILS

DISTRICT:

Churchill Industrial Park

LEGAL DESCRIPTION:

Plan 9512552, Lot 8, Block 22

SITE SIZE:

2.99 acres

ZONING:

IG (Industrial General)

AVAILABLE AREA:

Office: 5,614 sq. ft.

Warehouse: 11,238 sq. ft.

Total: 16,852 sq. ft.

Second floor: 4,791 sq. ft.

(Additional Rent Free Area)

YEAR OF CONSTRUCTION:

1995 with expansions in 2002 & 2013

NET LEASE RATE:

\$11.95 per sq. ft. per annum

PURCHASE PRICE:

\$2,600,000.00

PROPERTY TAXES:

\$60,381.50 (for 2024)

(\$3.60 per sq. ft.)

AVAILABLE:

November 2024

CEILING HEIGHT:

23' clear

LOADING:

12 - 14' x 16' drive-thru doors

POWER:

400 amps @240 volt, 3 phase with additional subpanels

COMMENTS:

- » Ceiling mounted gas-fired radiant heaters in all shop areas
- » Roof mounted HVAC units for the office portion
- » Single-use facility with drive-thru loading
- » Strategically located in Churchill Industrial Park, fronting onto 43rd Street North



NORTH FACING



SOUTH FACING



SOUTHWEST FACING

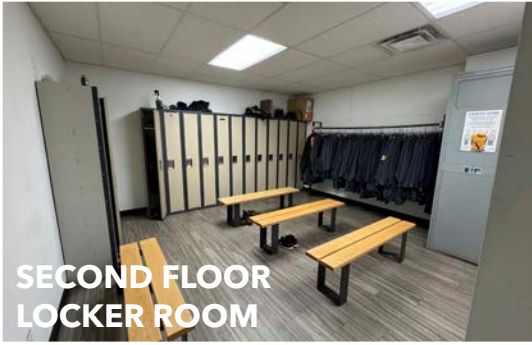


PARTS & SERVICE



SECOND FLOOR PARTS

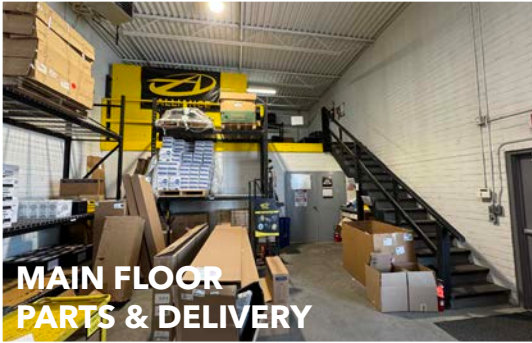
FLOOR PLAN



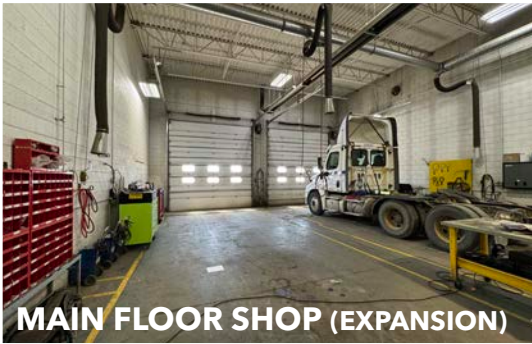
SECOND FLOOR LOCKER ROOM



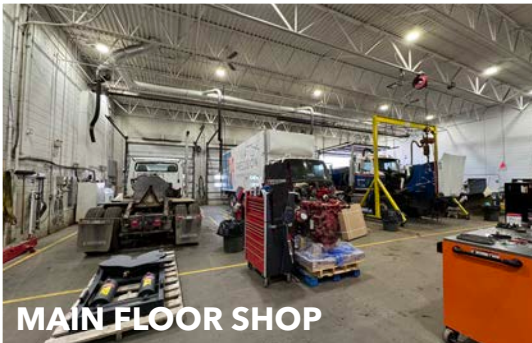
SECOND FLOOR LUNCHROOM



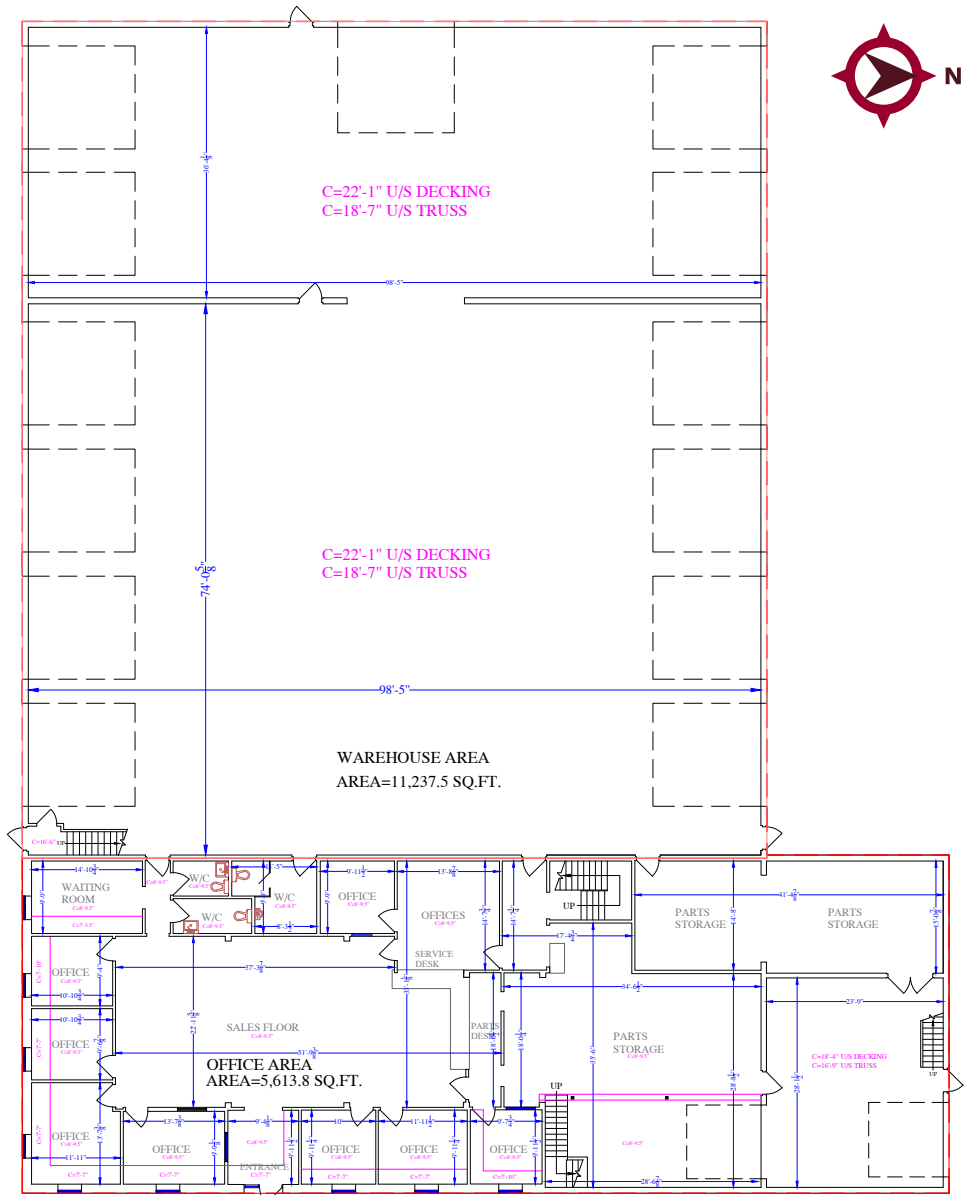
MAIN FLOOR PARTS & DELIVERY



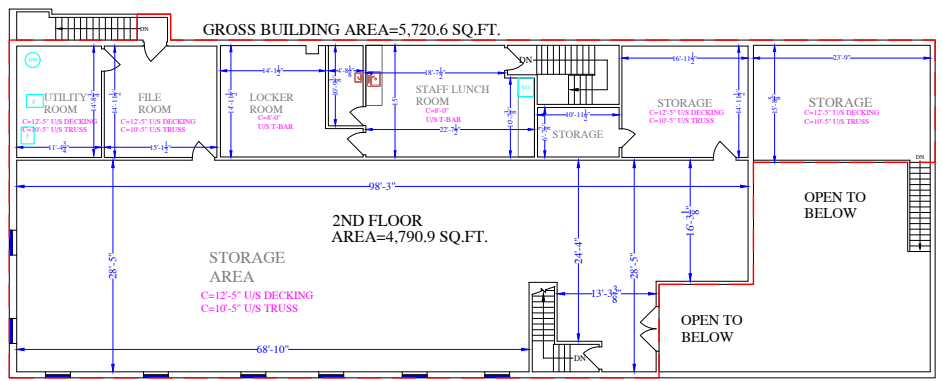
MAIN FLOOR SHOP (EXPANSION)



MAIN FLOOR SHOP

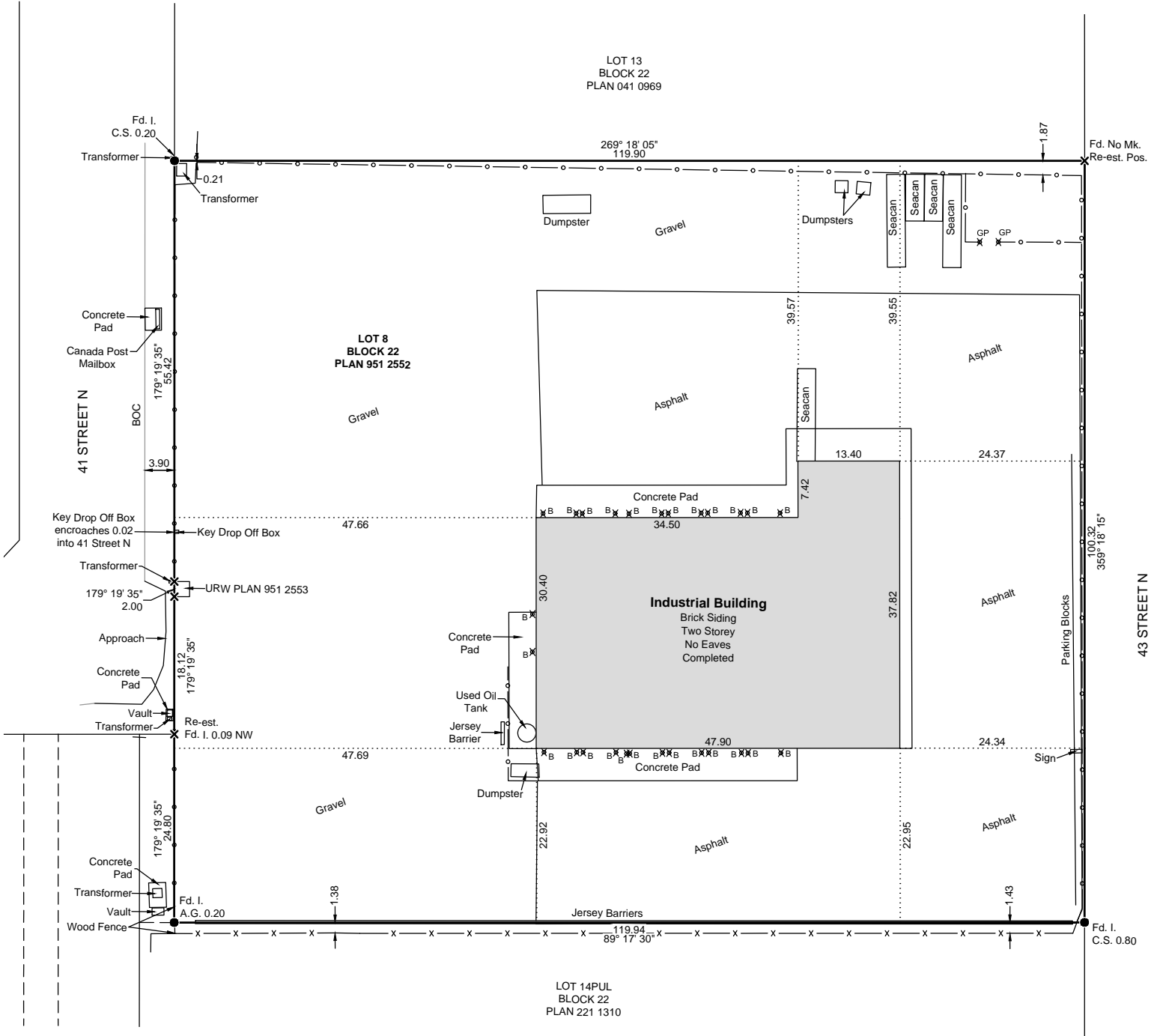


MAIN FLOOR



SECOND FLOOR

SITE PLAN



LOCATION



CONTACT US



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