

**1346 39 St N, 3862 14 Avenue N
Lethbridge, Alberta**

MLS # A2233198



\$13 per sq.ft.

Division: Churchill Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,611 sq.ft.

Zoning: I-B

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.00 Acre

Sewer: -

Lot Feat: -

Inclusions: None.

Located centrally in the Churchill Industrial Park, this property offers a strategic corner profile with a convenient fully paved, pull-through site accessible from both 14th Avenue North and 39th Street North. This prime location ensures excellent visibility and ease of access. The property is surrounded by a strong network of established businesses, including Logic Lumber Ltd., The Gear Centre, and SEGO Canada, making it an ideal spot for industrial operations. This industrial unit, constructed in 2015, offers a clean and functional layout suitable for a variety of commercial uses. The building features a modern street profile and excellent curb appeal with a shared, dual-access yard that is fenced and secured. The interior includes a bright, open retail showroom at the front of the unit, two offices on the main floor, and a third office on the second level. A staff kitchenette is also located on the main floor, providing a practical space for daily use. The shop area is open and includes a storage mezzanine and a dedicated shop bathroom. The unit is equipped with a roof-top unit HVAC for heating and cooling and a 3-phase, 200-amp electrical service to support industrial equipment. It includes one 12' x 16' overhead door at ground level for loading and unloading and 20' clear span ceilings that allow for flexible use of vertical space. Located on a corner lot with pull-through access, the site offers excellent visibility and efficient traffic flow in a central industrial area.