

10, 1075 36 Street N  
Lethbridge, Alberta

MLS # A2261283

**\$469,900**



**Division:** Churchill Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Unit #10

**Bus. Name:** -

**Size:** 2,016 sq.ft.

**Zoning:** I-G

**Heating:** Overhead Heater(s), Forced Air

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** 2.46 Acres

**Sewer:** -

**Lot Feat:** Paved

**Inclusions:** None

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 one in the office and one in the shop space. There is also a mezzanine with storage below, as well as forced air and air conditioning for the office and 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.