

1212 30 Street N
Lethbridge, Alberta

MLS # A2273641

\$1,350,000



Division: Churchill Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,900 sq.ft.

Zoning: DC Business Industrial

Heating: Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: Public

Lot Size: 0.51 Acre

Sewer: Public Sewer

Lot Feat: -

Inclusions: N/A

New 50' x 86' shop with three overhead doors, and attached 612 sqft fully finished office with washroom. 7500CFM Eng Air Make Up Air, mounted on mezzanine, ducted to high level with balancing device. Fresh air intake ducted from outside c/w 30x60 louvre and filter racks and 2" Foil Back Insulation. Interlock with exhaust fan to run with building lights. 2Qty 150K BTUH Radiant Heaters, vented thru common vent out roof. 70K BTUH Furnace for office space, c/w 2ton AC, 2KW electric FA Heater and Commercial Occupied Thermostat. 1hr Fire Dampers @ mech room wall for S/A and R/A 3Ø 200A 120/208V service Oil/water separator with in floor trench drains. Second washroom in shop.