

**426 10 Street N  
Lethbridge, Alberta**

**MLS # A2274497**



## \$12 per sq.ft.

**Division:** Staffordville

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,412 sq.ft.

**Zoning:** I-B

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

**Floors:** -

**Roof:** -

**Exterior:** Concrete

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.42 Acre

**Lot Feat:** -

**Property Description:** This property offers a functional blend of shop space and a fully built-out office, ideal for small to mid-size industrial users. The shop is a steel quonset exterior with concrete foundation and includes a 12' x 14' drive-thru bay with convenient front and rear alley access. Recent interior renovations feature upgraded shop lighting, a refreshed reception area, modern offices, a new kitchenette, and a flexible boardroom or staff space on the finished mezzanine. The premises have excellent visibility and pylon signage opportunities, while offering the privacy and security of a fully fenced site with an integrated security system. Ideal for businesses seeking a well-maintained, flexible property. **Location Description:** This industrial property is located in the Senator Buchanan area of North Lethbridge, just west of the Anderson Industrial Park. The stand-alone shop is centrally located and easily accessible from 10 Street North, via 5 Avenue North. The site improvements include the secured yard, graveled base, fenced compound, and asphalt parking.