

5, 3954 30 Street N  
Lethbridge, Alberta

MLS # A2277901



# \$335,000

**Division:** Sherring Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,614 sq.ft.

**Zoning:** I-B

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.97 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Fridge, garage door remote

Whether you're looking for the perfect new home for your business or a secure, fully finished "Toy Box" for vehicles, hobbies, or storage, this front corner condo bay stands out as one of the best options available. This location offers superior access, high visibility for signage, and excellent functionality for a wide range of uses. This bay is fully finished and features in-floor heating, 16' ceilings, a 14' overhead door, floor drain, a 3-piece bathroom, and a versatile kitchen/office area. The mezzanine provides additional workspace or storage, making the unit ideal for trades, small industrial operations, service companies, e-commerce, or collectors needing premium heated shop space. Properties like this—especially finished corner bays—rarely come to market, and this is currently the only one of its kind available. Low condo fees (\$175/mo) include: garbage disposal, snow removal, heat, compound maintenance, insurance, and exterior maintenance. This bay offers the affordability, security, and versatility that today's business owners and hobbyists are looking for. A rare chance to own instead of rent—in a highly desirable location.