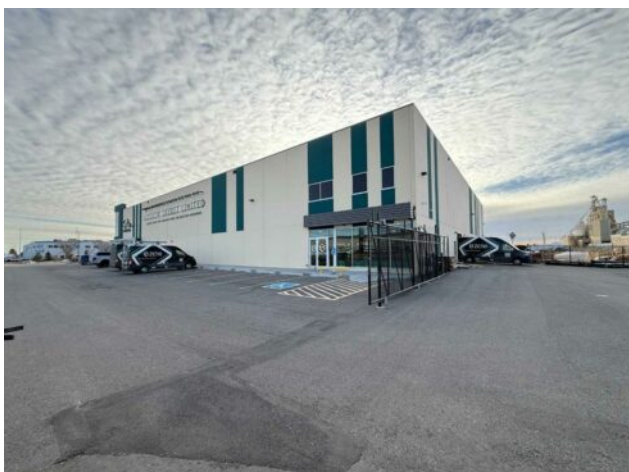


#20, 450 39 Street N  
Lethbridge, Alberta

MLS # A2279874



## \$10 per sq.ft.

**Division:** Churchill Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,767 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** See Remarks

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.99 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None.

Located in the Churchill Industrial Park on the busy corner of 5th Avenue North and 39th Street, this property has great exposure and easy access to 43rd Street. The adjacent business is Andrew Sheret Ltd., a well-established distributor of plumbing and heating supplies with a high volume of customer traffic. The unit itself, built in 2021, features a 10' x 10' overhead door, designated parking, gated yard space, and a floor drain. With 30-foot ceilings, an open floorplan, bathroom and utility room, this unit is ideal for a light industrial or business industrial user.