

# \$495,000 - 10, 1075 36 Street N, Lethbridge

MLS® #A2196129

**\$495,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Churchill Industrial Park, Lethbridge, Alberta

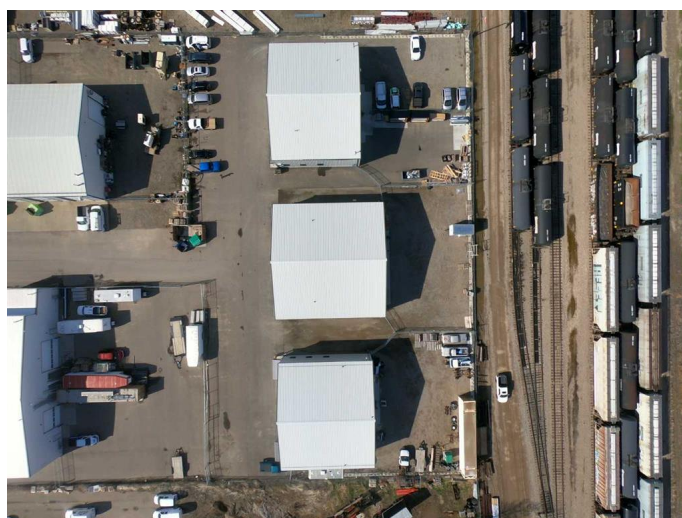
This flexible industrial condo has a lot to offer for its size. Features include a reception area and two private offices with exterior windows. There are two, 2-piece bathrooms with one in the office and one in the shop. There is also a mezzanine with storage below, and forced air and A/C for the office and a 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.

Built in 2016

## Essential Information

MLS® #	A2196129
Price	\$495,000
Bathrooms	0.00
Acres	0.00
Year Built	2016
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information



Address	10, 1075 36 Street N
Subdivision	Churchill Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6L5

### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Lot Description	Interior Lot, Low Maintenance Landscape, Paved, Private
Roof	Metal
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	67
Zoning	I-G

### **Listing Details**

Listing Office	AVISON YOUNG
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