

# \$11 - 3036 36 Street N, Lethbridge

MLS® #A2265919

**\$11**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.13 Acres

Sherring Industrial Park, Lethbridge, Alberta

The subject property is part of a desirable development and offers an energy-efficient design, a paved yard and driveway, with great visibility. The unit features a large open shop space in the rear with 20'™ ceiling height, one 14'™x16'™ OHD, and a make-up air unit. Located at the intersection of 36 Street and 32 Avenue North, the property is surrounded by successful businesses and anchored by Wal-Mart and the Lethbridge Sports Park. With easy corner access, the property is a great fit for warehousing, general trades, light manufacturing, and other light industrial users. The location offers convenient and easy access for large vehicles with an exceptional highway infrastructure corridor.

- 3-Phase, 200 AMP electrical
- 20'™ clear span ceilings
- One 14'™x16'™ OHD
- Energy efficient design
- Desirable location

Built in 2014

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2265919   |
| Price      | \$11       |
| Bathrooms  | 0.00       |
| Acres      | 1.13       |
| Year Built | 2014       |
| Type       | Commercial |
| Sub-Type   | Industrial |



Status                      Active

**Community Information**

Address                    3036 36 Street N  
Subdivision               Sherring Industrial Park  
City                        Lethbridge  
County                    Lethbridge  
Province                  Alberta  
Postal Code              T1H 7B5

**Additional Information**

Date Listed                October 20th, 2025  
Days on Market          2  
Zoning                    I-B

**Listing Details**

Listing Office            AVISON YOUNG

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