



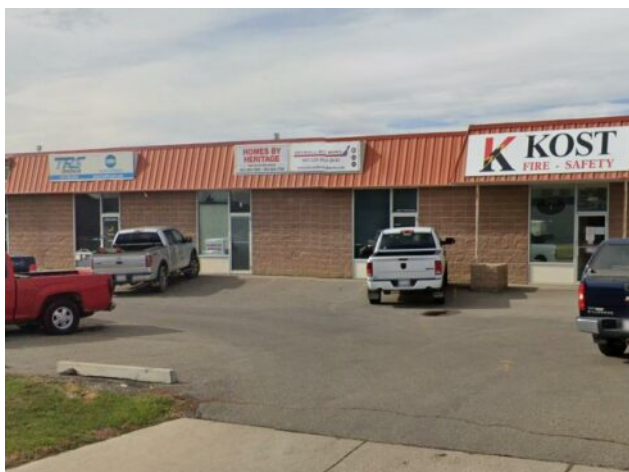
**GRASSROOTS**  
REALTY GROUP

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**2B, 1710 31 Street N  
Lethbridge, Alberta**

**MLS # A2214909**



**\$249,000**

**Division:** Churchill Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,663 sq.ft.

**Zoning:** I-G

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Concrete

**Exterior:** Concrete

**Water:** -

**Sewer:** -

**Inclusions:** None.

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.13 Acres

**Lot Feat:** -

This industrial condo is located on a prominent corner lot in Churchill Industrial Park, the site has dual access points from both 18th Avenue North and 31st Street North. With a large, shared parking lot and additional street parking the site is good for a customer-facing business or a tradesperson. With the frontage and opportunity for signage facing 31st Street North, the site has excellent exposure as well. This unit is comprised of a good mix of office and shop space. The office portion includes three private offices and a nicely finished reception area with air conditioning. The shop space includes a 10'x10' overhead door, 15' ceilings with 13' truss clearance, a floor drain, and 125-amp power.