



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3605 18 Avenue N
Lethbridge, Alberta**

MLS # A2219828



\$11 per sq.ft.

Division: Churchill Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 6,066 sq.ft.

Zoning: I-B

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.00 Acre

Sewer: -

Lot Feat: -

Inclusions: None

Industrial bay available for lease in the Churchill Industrial Park with an excellent corner profile off of connecting corridors 18th Avenue North and 36th Street north. This bay features ample secure yard space with powered stalls. The main floor of approximately 2,020 square feet includes five offices, a staff area and reception. The second floor includes a staff area, one office, and additional undeveloped storage totaling approximately 1,936 square feet. The 2,100 square foot shop features an additional storage mezzanine and 12'x16' overhead door.