



GRASSROOTS
REALTY GROUP

1-833-477-6687
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120, 2525 36 Street N
Lethbridge, Alberta

MLS # A2221238



\$1,670 per month

Division: Churchill Industrial Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,803 sq.ft.

Zoning: I-G

Heating: Radiant

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 5.63 Acres

Lot Feat: -

Leasable Area (SF) • Shop Space : 1,803 SF • Lease Price: \$1,900 / month • Additional Rent: \$5.53 PSF (Est. 2024) •
*Additional rent includes the tenant's proportionate share of electricity, natural gas, water, and sewer utilities • Electrical:
3-Phase Power • HVAC: Radiant Heaters throughout • Ceiling Height: 24' clear span • Loading Options: Two
12'x14' OHDs, Pull through bay • Additional Highlights: • Additional yard space available if required • Two-piece
washroom • Floor drain