



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**3 & 4, 561 41 Street N  
Lethbridge, Alberta**

**MLS # A2228621**



**\$12 per sq.ft.**

**Division:** Shackleford Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,130 sq.ft.

**Zoning:** I-B

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.05 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Quality industrial development with 2 overhead doors 14x16 and 24'x16' ceilings. Desirable industrial park location just 1 block off 43rd Street North. The subject property offers multiple opportunities with the flexibility of two units or one. This is a well built concrete panel construction building and onsite parking.