



**GRASSROOTS**  
REALTY GROUP

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1, 935 36 Street N  
Lethbridge, Alberta

MLS # A2236410



**\$11 per sq.ft.**

**Division:** Churchill Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,362 sq.ft.

**Zoning:** I-G

**Heating:** Make-up Air, Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Aluminum Siding

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.47 Acres

**Lot Feat:** Paved

This industrial unit is located centrally in the Churchill Industrial Park across from the Lethbridge Sports Park (rugby club) with access to 9th Avenue North via 36th Street North. The unit has street frontage along 36th Street North with a customer entrance, lightbox signage, and ample customer parking. The site is fully fenced and gated, with fob access after-hours; some yard space alongside the north side unit is available for the tenant's use. The customer entrance opens to a finished reception area with two private offices, one of which leads to the shop, great for a shop manager or foreman's office. The unit features two bathrooms, one in the office and one in the shop. The Office area has a forced air furnace, air conditioning, and an electric hot water tank. The shop area spans the 100' depth of the building with 25'-28' ceilings. The shop features a second floor with a 15'x15' finished board/lunchroom, radiant heaters, two sump-floor drains, two 16'x16' overhead doors, a large make-up air unit, 200-amp, 600-volt, 3 phase power, and a 5-ton crane (negotiable) with a 19' hook height. 1. 5-tonne crane (negotiable) 2. 25'-28' ceilings 3. Large make up air system 4. Radiant heaters in shop 5. 2 sump floor drains, one by each door 6. Two 16'x16' overhead doors