



**GRASSROOTS**  
REALTY GROUP

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5, 3954 30 Street N  
Lethbridge, Alberta

MLS # A2243297



**\$335,000**

**Division:** Sherring Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,614 sq.ft.

**Zoning:** I-B

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.97 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** fridge, garage door remote

Ownership opportunity, whether it be the new home for your business or your "Toy Box" this condo bay is in an ideal location plus it is the front corner bay (excellent for access / signage). There's In floor heating, 16' high ceilings, 14' overhead door, floor drain, completely finished (see photos), 3pc bath, kitchen/office area + a mezzanine. The ONLY one of it's kind on the market. Seller will take TRADES, (planes, trains, automobiles, almost anything) Condo fees (\$175 p/m) incld; garbage disposal, snow removal. general compound maintenance, insurance, exterior building maintenance.