



**GRASSROOTS**  
REALTY GROUP

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610 30 Street N  
Lethbridge, Alberta

MLS # A2250909



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

**Division:** Shackleford Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,380 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.89 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

7,380 square feet of industrial space on 1.9 acres, with a mix of functional shop, showroom, and office areas. - Mezzanine (3,489 sf): Two finished offices, a boardroom, and parts storage. - Main Floor: 2,280 sf of showroom, three offices, and additional retail space. - Shop (5,100 sf): Floor drain, overhead door, and open layout suited for equipment service, repair, or fabrication. The site is fenced and gated, offering secure yard space for equipment, vehicles, or outdoor storage. Well-suited for companies in equipment and machinery sales, service, or other shop-based operations needing a balance of office, retail, and shop space. Tenant pays City property tax, insurance, and all building and property maintenance.