



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**3207 Giffen Road N  
Lethbridge, Alberta**

**MLS # A2263254**



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

**Division:** Sherring Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,445 sq.ft.

**Zoning:** I-G

**Heating:** In Floor, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** none

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.03 Acre

**Lot Feat:** -

Industrial condo for available for lease. 1,445 sq.ft. plus additional mezzanine. Office / showroom in the front with air conditioning and shop space in the back. 12'x14' overhead door.