



**GRASSROOTS**  
REALTY GROUP

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**3036 36 Street N**  
**Lethbridge, Alberta**

**MLS # A2265919**



**\$10 per sq.ft.**

**Division:** Sherring Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,900 sq.ft.

**Zoning:** I-B

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.13 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None.

The subject property is part of a desirable development and offers an energy-efficient design, a paved yard and driveway, with great visibility. The unit features a large open shop space in the rear with 20' ceiling height, one 14'x16' OHD, and a make-up air unit. Located at the intersection of 36 Street and 32 Avenue North, the property is surrounded by successful businesses and anchored by Wal-Mart and the Lethbridge Sports Park. With easy corner access, the property is a great fit for warehousing, general trades, light manufacturing, and other light industrial users. The location offers convenient and easy access for large vehicles with an exceptional highway infrastructure corridor. - 3-Phase, 200 AMP electrical - 20' clear span ceilings - One 14'x16' OHD - Energy efficient design - Desirable location