



**94048 190 Range Road
Chin, Alberta**

MLS # A2265930



\$8 per sq.ft.

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 7,750 sq.ft.

Zoning: Business Light Industrial

Heating: Forced Air, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.06 Acres

Sewer: -

Lot Feat: -

Inclusions: None.

Subject property is located in the Hamlet of Chin, Alberta, part of the Lethbridge County. With close proximity via HWY AB-3, this location benefits from an accessible rural location with access to the broader workforce and additional amenities of the City of Lethbridge. Nearby industrial operations include McCain Foods Ltd., Simplot, CKP Farms, Grow TEC, and more. The property features a standalone building centered on just over two acres of graded and graveled yard space. Located on a prominent corner, this rural industrial property has excellent access for large trucks and ample yard space for storage. In terms of layout, there is a 30'x40' insulated quonset with a concrete floor, radiant heaters, 16' ceilings at its apex, and a 14'h, 24'w overhead door. The adjoining building consists of an approximately 1,200 sf shop with radiant heaters, floor drain, shop sink, a 14'x14' overhead door, 15' ceilings, and storage mezzanine over the office space. The remaining approximately 800 sf of office space consists of a showroom with exterior entrance, a private office, lunchroom with kitchenette, and a two-piece bathroom. Property Highlights: 1. 5,750 heated quonset 2. 1,200 shop space 3. 800 sf retail/office space 4. 14'x14' OHD 5. Large graveled yard