



1212 30 Street N
Lethbridge, Alberta

MLS # A2273641



\$1,350,000

Division: Churchill Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,900 sq.ft.

Zoning: DC Business Industrial

Heating: Natural Gas

Floors: -

Roof: Metal

Exterior: -

Water: Public

Sewer: Public Sewer

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.51 Acre

Lot Feat: -

New 50' x 86' shop with three overhead doors, one measuring 16' x 16' and 2 at 14'w x 16'. Ceilings are 18' (16' ceiling height to radiant heaters). 7500CFM Air Make Up Air, mounted on mezzanine, ducted to high level with balancing device. Fresh air intake ducted from outside c/w 30x60 louvre and filter racks and 2" Foil Back Insulation. Interlock with exhaust fan to run with building lights. 2 - 150K BTUH Radiant Heaters, vented thru roof. 70K BTUH Furnace for office space, c/w 2ton AC, 2KW electric FA heater. 1hr Fire Dampers @ mech room, 3Ø 200A 120/208V service, Oil/water separator with in floor trench drains. Also includes washroom in shop. Attached 612 sqft fully finished office with second washroom.