



GRASSROOTS
REALTY GROUP

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**426 10 Street N
Lethbridge, Alberta**

MLS # A2274497



\$12 per sq.ft.

Division: Staffordville

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,412 sq.ft.

Zoning: I-B

Heating: Overhead Heater(s), Forced Air

Floors: -

Roof: -

Exterior: Concrete

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.42 Acre

Lot Feat: -

Property Description: This property offers a functional blend of shop space and a fully built-out office, ideal for small to mid-size industrial users. The shop is a steel quonset exterior with concrete foundation and includes a 12' x 14' drive-thru bay with convenient front and rear alley access. Recent interior renovations feature upgraded shop lighting, a refreshed reception area, modern offices, a new kitchenette, and a flexible boardroom or staff space on the finished mezzanine. The premises have excellent visibility and pylon signage opportunities, while offering the privacy and security of a fully fenced site with an integrated security system. Ideal for businesses seeking a well-maintained, flexible property. **Location Description:** This industrial property is located in the Senator Buchanan area of North Lethbridge, just west of the Anderson Industrial Park. The stand-alone shop is centrally located and easily accessible from 10 Street North, via 5 Avenue North. The site improvements include the secured yard, graveled base, fenced compound, and asphalt parking.