



GRASSROOTS
REALTY GROUP

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**#20, 450 39 Street N
Lethbridge, Alberta**

MLS # A2279874



\$10 per sq.ft.

Division: Churchill Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,767 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: See Remarks

Exterior: -

Parking: -

Water: -

Lot Size: 2.99 Acres

Sewer: -

Lot Feat: -

Inclusions: None.

Located in the Churchill Industrial Park on the busy corner of 5th Avenue North and 39th Street, this property has great exposure and easy access to 43rd Street. The adjacent business is Andrew Sheret Ltd., a well-established distributor of plumbing and heating supplies with a high volume of customer traffic. The unit itself, built in 2021, features a 10' x 10' overhead door, designated parking, gated yard space, and a floor drain. With 30-foot ceilings, an open floorplan, bathroom and utility room, this unit is ideal for a light industrial or business industrial user.