



**A, 2525 36 Street N  
Lethbridge, Alberta**

**MLS # A2291923**

**\$1,700 per month**



**Division:** Churchill Industrial Park

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,803 sq.ft.

**Zoning:** I-G

**Heating:** Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 5.63 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Leasable Area (SF) • Shop Space : 1,803 SF • Lease Price: \$1,900 / month • Additional Rent: \$880,47 / month (est. 2026)  
o \*Additional rent includes the tenant's proportionate share of electricity, natural gas, water, and sewer utilities • Electrical: 3-Phase Power • HVAC: Radiant Heaters throughout • Ceiling Height: 24' • clear span • Loading Options: Two 12'x14' OHDs, Pull through bay • Additional Highlights: o Additional yard space available if required o Two-piece washroom o Floor drain