

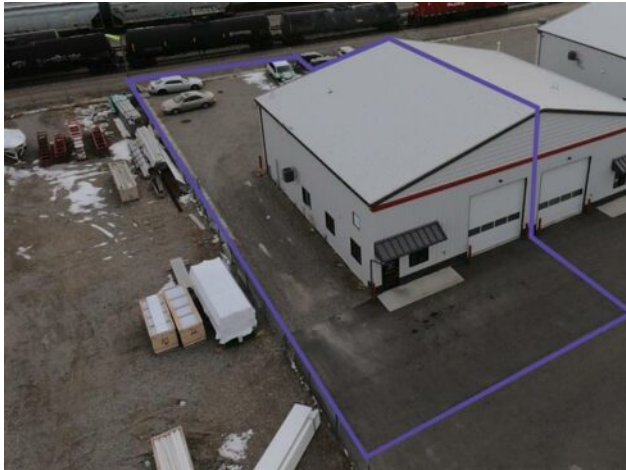


GRASSROOTS
REALTY GROUP

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10, 1075 36 Street N
Lethbridge, Alberta

MLS # A2196129



\$495,000

Division: Churchill Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: #10, 1075 36 St N

Bus. Name: -

Size: 2,016 sq.ft.

Zoning: I-G

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: None.

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: Interior Lot, Low Maintenance Landscape, Paved, Private

This flexible industrial condo has a lot to offer for its size. Features include a reception area and two private offices with exterior windows. There are two, 2-piece bathrooms with one in the office and one in the shop. There is also a mezzanine with storage below, and forced air and A/C for the office and a unit heater for the shop. The shop offers 18' ceilings, a drive-thru bay with two 14' x 16' overhead doors, trench floor drains, full-size makeup air unit, and 200 amp, 3-phase electrical service providing all the extra features that have become essential to modern industrial occupants, that are not available in most industrial bays of this size. The condo unit's demising wall is a 2-hour fire rated wall.