



**#170, 2910 16 Avenue N
Lethbridge, Alberta**

MLS # A2199030



\$2,550 per month

Division: Churchill Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,509 sq.ft.

Zoning: DC

Heating: Forced Air

Floors: -

Roof: Membrane

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Discover the ideal space for your business with this expansive commercial bay available for lease, offering a generous 2,509 square feet of versatile layout tailored to meet diverse business needs. The bay features dimensions of 28' x 28' and boasts impressive 18' ceilings, providing ample room for various operations. An overhead door facilitates easy access and loading, enhancing functionality. On the second floor, you will find an 872 square foot area that includes a boardroom/ office space, perfect for meetings and administrative tasks. The convenience of a kitchen, equipped with cabinets and a sink, adds to the appeal. It offers additional office space and a shower room, along with a brand-new hot water tank, ensuring comfort and efficiency. The two piece washroom is compliant with ADA standards. For those in need of organization, the bay area also provides additional storage options, allowing you to maintain an efficient workspace. Security is a priority, with a camera system installed on the premises alongside high-speed fiber internet, ensuring both safety and connectivity for your operations. Parking is made easy with a designated area within the rear gated compound, providing secure parking for one unit. This commercial bay represents a fantastic opportunity for businesses looking to expand or relocate to a well-equipped and adaptable space. Reach out to your favourite REALTOR®; today to schedule a viewing and take the next step in optimizing your business growth.