

**1, 935 36 Street N
Lethbridge, Alberta**

MLS # A2236410



\$11 per sq.ft.

Division: Churchill Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,362 sq.ft.

Zoning: I-G

Heating: Make-up Air, Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Aluminum Siding

Parking: -

Water: -

Lot Size: 1.47 Acres

Sewer: -

Lot Feat: Paved

Inclusions: None

This industrial unit is located centrally in the Churchill Industrial Park across from the Lethbridge Sports Park (rugby club) with access to 9th Avenue North via 36th Street North. The unit has street frontage along 36th Street North with a customer entrance, lightbox signage, and ample customer parking. The site is fully fenced and gated, with fob access after-hours; some yard space alongside the north side unit is available for the tenant's use. The customer entrance opens to a finished reception area with two private offices, one of which leads to the shop, great for a shop manager or foreman's office. The unit features two bathrooms, one in the office and one in the shop. The Office area has a forced air furnace, air conditioning, and an electric hot water tank. The shop area spans the 100'; depth of the building with 25';-28'; ceilings. The shop features a second floor with a 15';x15'; finished board/lunchroom, radiant heaters, two sump-floor drains, two 16';x16'; overhead doors, a large make-up air unit, 200-amp, 600-volt, 3 phase power, and a 5-ton crane (negotiable) with a 19'; hook height. 1. 5-tonne crane (negotiable) 2. 25';-28'; ceilings 3. Large make up air system 4. Radiant heaters in shop 5. 2 sump floor drains, one by each door 6. Two 16';x16'; overhead doors