

**4, 3004 9 Avenue N
Lethbridge, Alberta**

MLS # A2269751



\$9 per sq.ft.

Division: Shackleford Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Richfield Centre

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: I-B

Heating: Make-up Air, Overhead Heater(s)

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 5.74 Acres

Sewer: -

Lot Feat: -

Inclusions: none

3,000 square foot industrial bay. Highly visible along 9th Ave North. Newly improved with epoxy floor (showroom), HVAC, make-up air, LED lighting, and accessible washroom. Approximately 1,000 sf showroom and 2,000 sf shop/warehouse. Loading dock door. Large parking lot in front of the building and large loading area at the back of the building.