

**1701 36 Street N
Lethbridge, Alberta****MLS # A2275435****\$11 per sq.ft.****Division:** Churchill Industrial Park**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 2,400 sq.ft.**Zoning:** I-G**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.48 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** None.

This property is centrally located in the Churchill Industrial Park near a prime corner along 36 Street North near 18 Avenue North. It's a great fit for trades and service businesses, and central to many of their suppliers and clients. Inside, you will find an open reception area, two private offices, plus an extra office, storage space, and staff spaces on the mezzanine. The shop offers an open layout with one ground-level overhead door and a secure yard that's fully fenced and gated. Zoned General Industrial (I-G), the site allows for a variety of permitted uses including automotive services, equipment sales and rentals, freight and storage, general manufacturing, and building trades. Immediate possession is available for January 1, 2026.