

3306 9 Avenue N  
Lethbridge, Alberta

MLS # A2275744



**\$10 per sq.ft.**

**Division:** Shackleford Industrial Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,500 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Location! Location! This property is located on 9th Avenue North, with high visibility and accessibility. Recent upgrades include a modern exterior, roof, make-up air, heating and air conditioning. Overhead door can be installed at the rear of the property if required.