

**Vacant Land, 2525 36 Street N
Lethbridge, Alberta****MLS # A2278273****\$2,500****Division:** Churchill Industrial Park**Lot Size:** 1.36 Acres**Lot Feat:** -**By Town:** -**LLD:** 9-9-21-W4**Zoning:** I-G**Water:** -**Sewer:** -**Utilities:** -

The subject property is located in a desirable area of Churchill Industrial Park with convenient access from 26th Avenue North. This storage site is set back from the main roadway yet remains easily accessible, offering a flexible and practical option for a range of uses such as shipping, container storage, and equipment storage. The 1.36 acre bare-land parcel is fenced along the west boundary and is bordered by rail along the east side. The monthly gross rate is \$2,500.00 + GST.