



Stand Alone Building With Yard **6,500 sf of Space for Lease**

3139-1 Avenue South, Lethbridge, Alberta

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PROPERTY HIGHLIGHTS

Year Built

2012

Legal Description

Plan: 1210232, Block 1, Lot 11

Zoning

IG - General Industrial

Space

6,500 sf - building footprint

1,188 sf - mezzanine

0.71 acres - lot size

Pricing

\$15.50 psf

Triple net leasing

Possession

Immediate

Parking

Paved on-site

Signage

Prominent building signage

PROPERTY INFORMATION

6,500 Sq. Ft. of Building Space Lot Size is 0.71 Acres

Desirable location off Crowsnest Trail, the subject property offers multiple opportunities with front office space, a shop as well as paved yard space with a chain link fence. The possibilities are endless with general industrial zoning and immediate possession is available.

Quality neighbouring tenants such as Canadian Red Cross, Culligan Water, Sunbelt and Subaru of Lethbridge.

Demographics

Population of 106,000 people.

Median family income of \$82,000.

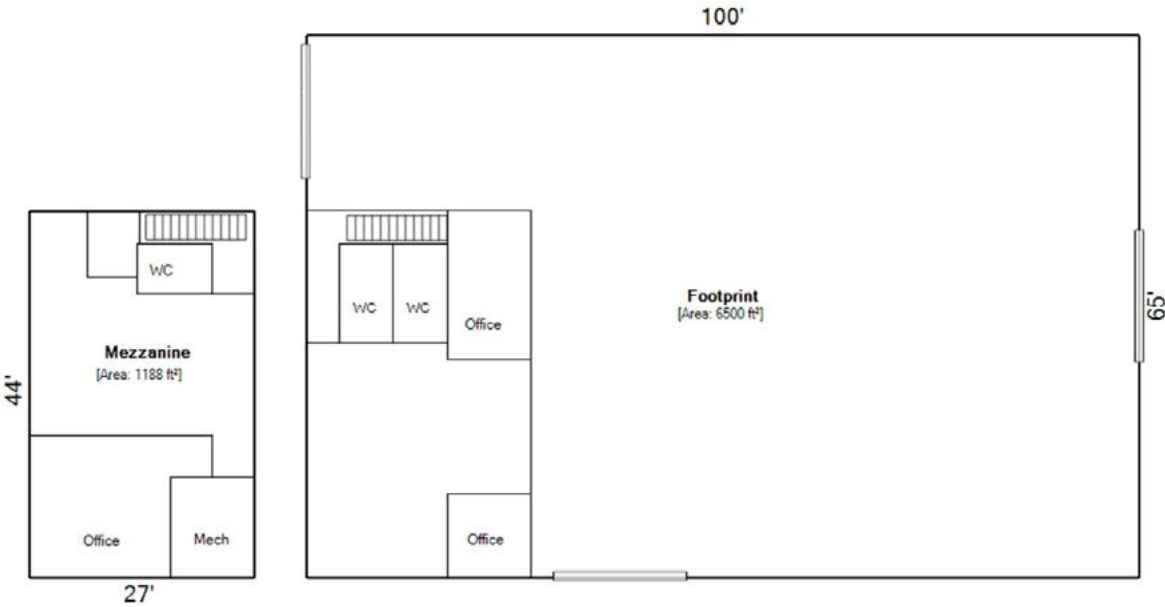
A population of over 340,000 in the Lethbridge trade area.

Steady population growth of 2.3% expected.

GALLERY



SITE PLAN



PROPERTY SPECS



Electrical

400 amps, 3 phase

OHD

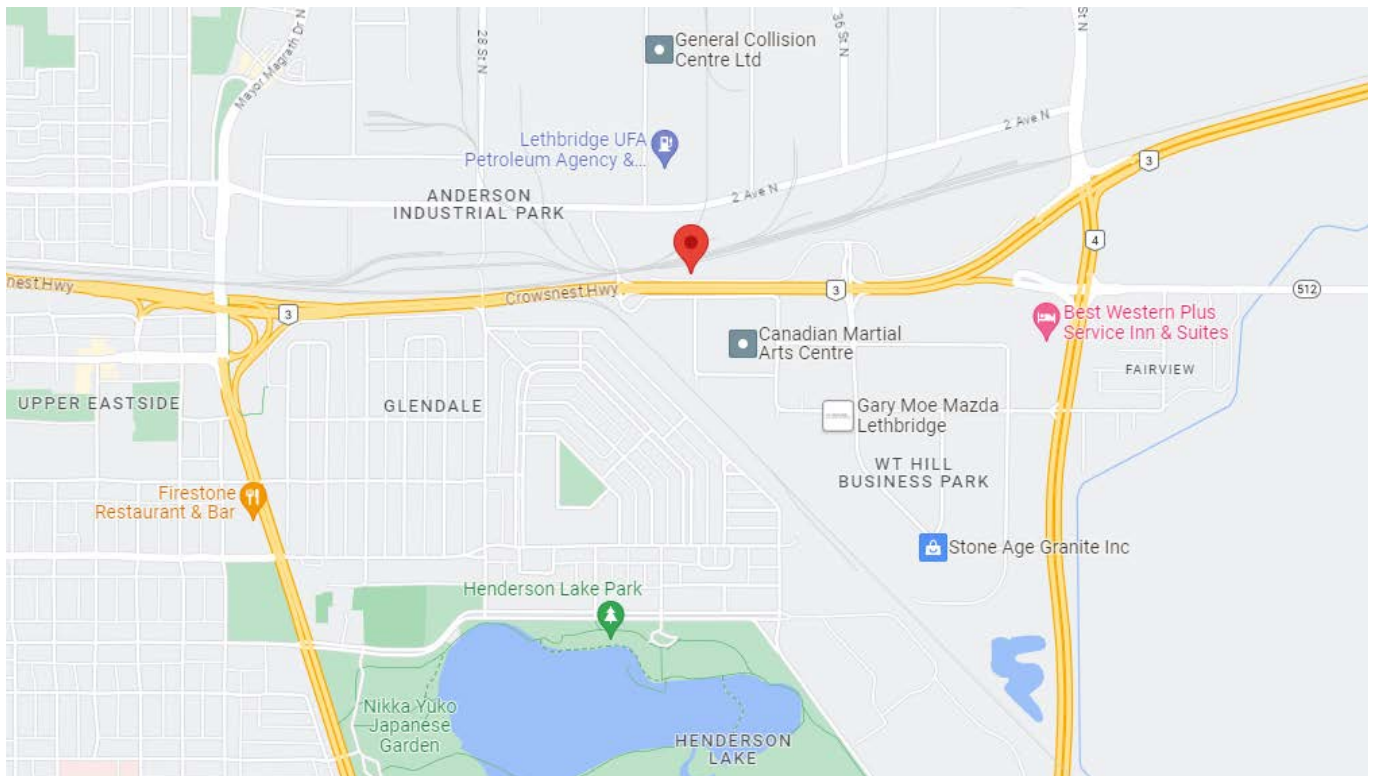
3, 14'x14' powered overhead doors

HVAC

Forced air furnace for office area and ceiling mounted radiant heaters in the shop

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