

\$264,900 - #45, 3954 30th Street N, Lethbridge

MLS® #A2079875

\$264,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.97 Acres

Sherring Industrial Park, Lethbridge, Alberta

Need Storage or a place to work? Then this commercial bay located in the Sherring Business Park may be the right solution. These units are ideal for the small business operator that may need to access products or a place to meet the retail customer. The other uses have been a great place to store your beloved treasures like the RV or the motorbikes and collector cars. This complex has secure fencing all around the complex and is very close to Uplands and not far from Walmart so you know your customers can find you. This unit has an interior height of 16 feet and that height has made it ideal for an extra 250 sq. feet of loft space. This unit has a finished, handicap accessible bathroom as well as a finished office or Boardroom. The location is easy to find and there is parking for yourself , staff and customers. These units can serve many purposes from the extra large garage space that may be missing at your house, to the complete business facility that allows you to build your own equity and not pay rent elsewhere. Condo Fees are \$200.00 per month which covers heating, garbage disposal, snow removal, insurance and reserve fund costs . The gates are closed in the evening and on weekends and owners would have their own keys for access the gates after hours. Excellent value here in Sherring Industrial Park.

Built in 2018



Essential Information

MLS® #	A2079875
Price	\$264,900
Sold Price	\$260,000
Bathrooms	0.00
Acres	0.97
Year Built	2018
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	#45, 3954 30th Street N
Subdivision	Sherring Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6Z4

Interior

Heating	In Floor, Natural Gas
Cooling	None

Exterior

Lot Description	Low Maintenance Landscape, Near Shopping Center, Near Public Transit, Private
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	September 11th, 2023
Date Sold	November 19th, 2023
Days on Market	69
Zoning	I-B
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.