

\$1,400,000 - 10, 1045 36 Street N, Lethbridge

MLS® #A2121937

\$1,400,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.37 Acres

Churchill Industrial Park, Lethbridge, Alberta

Take note of this newer, well maintained building that can serve many purposes from one large business as current use, or perhaps several businesses that may share some of the space. This is prime location with great exposure, full signage on own building front and lots of customer parking. Check out this large shop, (25' height) steel frame building with concrete perimeter foundation, concrete slab floor on grade with in flooring radiant heating throughout. The front of the building has a nicely finished front reception including two offices, lunchroom, server room. A stairwell leads to finished 1700 sq ft mezzanine with more office space, boardroom, 2 bathrooms & laundry area. The rear shop is approx. 8224 sq ft ,clear span, wide open, with concrete heated floors and the walls and ceilings are insulated . The building has 800 AMP, 3 phase electrical service. NT boiler provides the in-floor radiant heating with supplement ceiling mounted space heater in rear shop. Rooftop HVAC for mezzanine and main floor office for comfort. There is one full size hot water tank and wired for internet and security system. There is a recessed loading bay at dock-level height on north side of the building.. There are many permitted uses for this General Industrial land use district. This is a bare land condo. The condo fees are \$3250.00 per year paid annually, that pays for the common grounds like lawn & snow removal, asphalt repair, some legal and accounting fees, and water, basic garbage.



(See Condo Budget Summary in Supplements) The building is For Sale only but the owner would consider selling the business operations and staying on to Manage if it was the right situation.

Built in 2016

Essential Information

MLS® #	A2121937
Price	\$1,400,000
Sold Price	\$1,500,000
Bathrooms	0.00
Acres	0.37
Year Built	2016
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	10, 1045 36 Street N
Subdivision	Churchill Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6L5

Amenities

Utilities	Electricity Connected
Parking Spaces	10

Interior

Interior Features	High Ceilings, Open Floorplan, Storage, Suspended Ceiling
Heating	Boiler, Combination, In Floor, Electric
Cooling	Partial

Exterior

Lot Description	Low Maintenance Landscape, Paved
Roof	Metal

Construction	Concrete, Metal Frame, Metal Siding
Foundation	Perimeter Wall, Poured Concrete, Slab

Additional Information

Date Listed	April 16th, 2024
Date Sold	May 31st, 2024
Days on Market	44
Zoning	I-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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