

\$299,000 - 50, 3740 30 Street N, Lethbridge

MLS® #A2176862

\$299,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

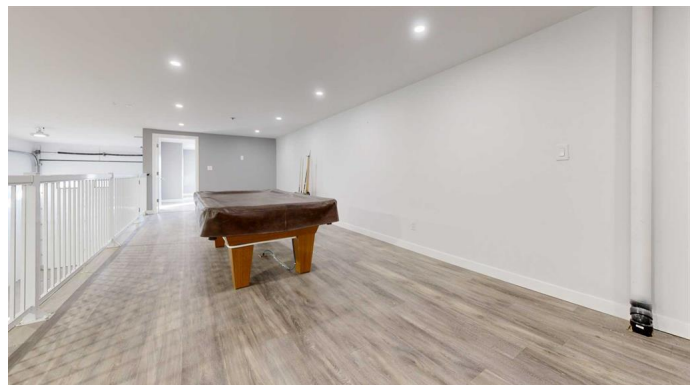
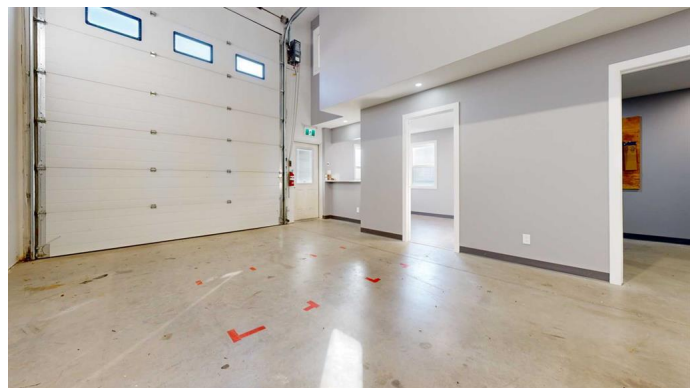
Sherring Industrial Park, Lethbridge, Alberta

Possibilities are endless for this industrial condo for sale. #50 is an end unit with an open shop with drive-in bay, front office with service counter/reception area, and storage rooms. The large mezzanine covers over half the bay and has 1 private office with windows. LED lighting throughout, Make-up Air unit in shop, In-floor radiant heating, Fibre internet. Zoning I-B, Power Amps 225A, Ceiling height is 16' 3", 1 overhead door with opener, 2 walk through doors, Hot and cold taps in a 2 piece bath, plus wash tub. The entire complex has a locked gate to add extra security. Additional designated parking and yard space approx 44' x 50', There is ability for side storage yard (approx 12' x 57'), out rear walkthrough door additional space for storage or staff area. Power, heating, garbage disposal, and snow removal. general compound maintenance, insurance, exterior building maintenance are included in condo fees.

Built in 2019

Essential Information

MLS® #	A2176862
Price	\$299,000
Sold Price	\$305,000
Bathrooms	0.00
Acres	0.00
Year Built	2019



Type	Commercial
Sub-Type	Business
Status	Sold

Community Information

Address	50, 3740 30 Street N
Subdivision	Sherring Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6Z4

Additional Information

Date Listed	November 1st, 2024
Date Sold	November 14th, 2024
Days on Market	13
Zoning	SF
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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