

\$10,290 - 1105 36 Street N, Lethbridge

MLS® #A2194614

\$10,290

0 Bedroom, 0.00 Bathroom,
Commercial on 1.04 Acres

Churchill Industrial Park, Lethbridge, Alberta

This versatile 11,760 sq. ft. shop/warehouse offers the perfect blend of functional workspace and professional office/retail space. The approximately 6,860 sq. ft. warehouse area provides ample room for operations, featuring five (5) 14' x 16' overhead doors for seamless vehicle access, along with four (4) man doors for convenience. The approximately 4,900 sq. ft. office, retail, and administration space is designed to accommodate a range of business needs, offering a welcoming main entrance and a well-planned layout. The facility includes two(2) 2-piece bathrooms and one(1) 3-piece washroom to support staff and client use. Located in the sought-after Churchill Industrial Park, this shop/warehouse is ideal for industrial, commercial, or retail operations. Zoned General Industrial (I-G), the property offers flexibility for a wide range of business uses.

Built in 1998

Essential Information

MLS® #	A2194614
Price	\$10,290
Sold Price	\$9,800
Bathrooms	0.00
Acres	1.04
Year Built	1998
Type	Commercial



Sub-Type	Industrial
Status	Sold

Community Information

Address	1105 36 Street N
Subdivision	Churchill Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T4N 6G3

Interior

Heating	Forced Air, Natural Gas, Electric, Overhead Heater(s)
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Exterior

Roof	Metal
Construction	Metal Siding
Foundation	Other

Additional Information

Date Listed	February 20th, 2025
Date Sold	March 19th, 2025
Days on Market	26
HOA Fees	0.00

Listing Details

Listing Office	Braemore Management
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