

# \$1,670 - 120, 2525 36 Street N, Lethbridge

MLS® #A2221238

**\$1,670**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.63 Acres

Churchill Industrial Park, Lethbridge, Alberta

Leasable Area (SF)

• Shop Space : 1,803 SF

• Lease Price: \$1,900 / month

• Additional Rent: \$5.53 PSF (Est. 2024)

o \*Additional rent includes the tenant's proportionate share of electricity, natural gas, water, and sewer utilities

• Electrical: 3-Phase Power

• HVAC: Radiant Heaters throughout

• Ceiling Height: 24' clear span

• Loading Options: Two 12'x14' OHDs, Pull through bay

• Additional Highlights:

o Additional yard space available if required

o Two-piece washroom

o Floor drain

Built in 1982

## Essential Information

MLS® # A2221238

Price \$1,670

Bathrooms 0.00

Acres 5.63

Year Built 1982

Type Commercial

Sub-Type Office

Status Active

## Community Information

Address 120, 2525 36 Street N



Subdivision	Churchill Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5L1

### **Interior**

Heating	Radiant
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### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	63
Zoning	I-G

### **Listing Details**

Listing Office	AVISON YOUNG
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