

# \$13 - 1346 39 Street N, Lethbridge

MLS® #A2233198

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.00 Acres

Churchill Industrial Park, Lethbridge, Alberta

Located centrally in the Churchill Industrial Park, this property offers a strategic corner profile with a convenient fully paved, pull-through site accessible from both 14th Avenue North and 39th Street North. This prime location ensures excellent visibility and ease of access. The property is surrounded by a strong network of established businesses, including Logic Lumber Ltd., The Gear Centre, and SEGO Canada, making it an ideal spot for industrial operations.

This industrial unit, constructed in 2015, offers a clean and functional layout suitable for a variety of commercial uses. The building features a modern street profile and excellent curb appeal with a shared, dual-access yard that is fenced and secured. The interior includes a bright, open retail showroom at the front of the unit, two offices on the main floor, and a third office on the second level. A staff kitchenette is also located on the main floor, providing a practical space for daily use. The shop area is open and includes a storage mezzanine and a dedicated shop bathroom. The unit is equipped with a roof-top unit HVAC for heating and cooling and a 3-phase, 200-amp electrical service to support industrial equipment. It includes one 12' x 16' overhead door at ground level for loading and unloading and 20' clear span ceilings that allow for flexible use of vertical space. Located on a corner lot with pull-through access, the site offers excellent visibility and efficient traffic flow in a central industrial area.



Built in 2015

## Essential Information

MLS® #	A2233198
Price	\$13
Bathrooms	0.00
Acres	1.00
Year Built	2015
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	1346 39 Street N
Subdivision	Churchill Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5L8

## Additional Information

Date Listed	June 19th, 2025
Days on Market	10
Zoning	I-B

## Listing Details

Listing Office	AVISON YOUNG
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.