

# \$8 - 2525 36 Street N, Lethbridge

MLS® #A2221249

**\$8**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.63 Acres

Churchill Industrial Park, Lethbridge, Alberta

â€¢ Leasable Area (SF): Warehouse Space -  
3,640 SF

â€¢ Lease Price: Warehouse Space - \$8.00  
PSF

â€¢ Additional Rent: \$5.53 PSF (Est. 2024)  
- Additional rent includes the tenantâ€™s  
proportionate share of electricity, natural gas,  
water, and sewer utilities

â€¢ Electrical: 3-Phase Power

â€¢ HVAC: Radiant Heat & MUA

â€¢ Ceiling Height: 24â€™ clear span

â€¢ Loading Options: 14â€™ x 16â€™ OHD  
and dock door

â€¢ Warehouse Space Highlights

- Additional yard space available if required

Built in 1982

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2221249   |
| Price      | \$8        |
| Bathrooms  | 0.00       |
| Acres      | 5.63       |
| Year Built | 1982       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2525 36 Street N          |
| Subdivision | Churchill Industrial Park |



|             |            |
|-------------|------------|
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1H 5L1    |

### **Interior**

|         |                      |
|---------|----------------------|
| Heating | Make-up Air, Radiant |
|---------|----------------------|

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 48             |
| Zoning         | I-G            |

### **Listing Details**

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

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