

# \$249,000 - 2b, 1710 31 Street N, Lethbridge

MLS® #A2214909

**\$249,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.13 Acres

Churchill Industrial Park, Lethbridge, Alberta

This industrial condo is located on a prominent corner lot in Churchill Industrial Park, the site has dual access points from both 18th Avenue North and 31st Street North. With a large, shared parking lot and additional street parking the site is good for a customer-facing business or a tradesperson. With the frontage and opportunity for signage facing 31st Street North, the site has excellent exposure as well. This unit is comprised of a good mix of office and shop space. The office portion includes three private offices and a nicely finished reception area with air conditioning. The shop space includes a 10'x10' overhead door, 15' ceilings with 13' truss clearance, a floor drain, and 125-amp power.

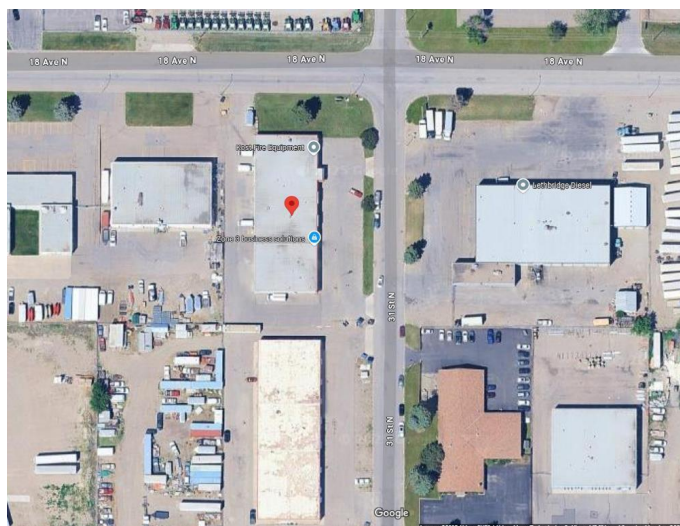
Built in 1997

## Essential Information

MLS® #	A2214909
Price	\$249,000
Bathrooms	0.00
Acres	1.13
Year Built	1997
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address 2b, 1710 31 Street N



2 B-1710 31 St N, Lethbridge, AB

Main Floor Total Exterior Area 1185.42 sq ft  
Total Interior Area 1693.21 sq ft



0 6 12 ft

PREPARED: Jun 2021

White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Subdivision	Churchill Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5H1

### **Amenities**

Parking Spaces	20
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### **Interior**

Heating	Forced Air, Natural Gas
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### **Exterior**

Roof	Concrete
Construction	Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	123
Zoning	I-G

### **Listing Details**

Listing Office	AVISON YOUNG
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