

\$11 - 1, 935 36 Street N, Lethbridge

MLS® #A2236410

\$11

0 Bedroom, 0.00 Bathroom,
Commercial on 1.47 Acres

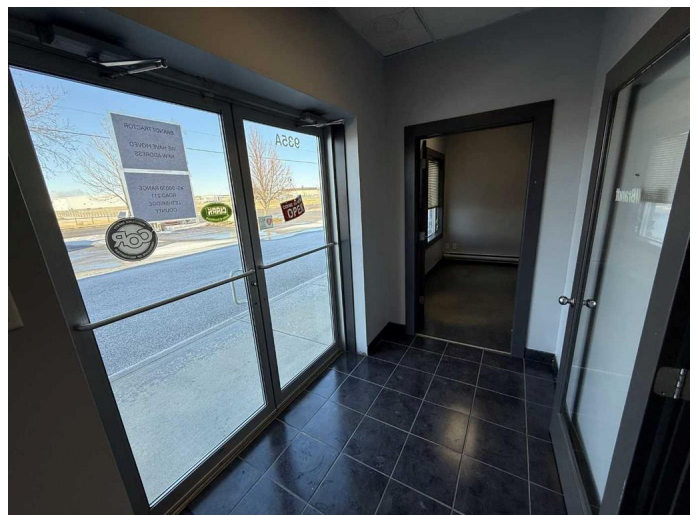
Churchill Industrial Park, Lethbridge, Alberta

This industrial unit is located centrally in the Churchill Industrial Park across from the Lethbridge Sports Park (rugby club) with access to 9th Avenue North via 36th Street North. The unit has street frontage along 36th Street North with a customer entrance, lightbox signage, and ample customer parking. The site is fully fenced and gated, with fob access after-hours; some yard space alongside the north side unit is available for the tenant's use.

The customer entrance opens to a finished reception area with two private offices, one of which leads to the shop, great for a shop manager or foreman's office. The unit features two bathrooms, one in the office and one in the shop. The Office area has a forced air furnace, air conditioning, and an electric hot water tank.

The shop area spans the 100' depth of the building with 25'-28' ceilings. The shop features a second floor with a 15'x15' finished board/lunchroom, radiant heaters, two sump-floor drains, two 16'x16' overhead doors, a large make-up air unit, 200-amp, 600-volt, 3 phase power, and a 5-ton crane (negotiable) with a 19' hook height.

1. 5-tonne crane (negotiable)
2. 25'-28' ceilings
3. Large make up air system
4. Radiant heaters in shop
5. 2 sump floor drains, one by each door



6. Two 16'x16' overhead doors

Built in 2008

Essential Information

MLS® #	A2236410
Price	\$11
Bathrooms	0.00
Acres	1.47
Year Built	2008
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	1, 935 36 Street N
Subdivision	Churchill Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6L5

Interior

Heating	Forced Air, Natural Gas, Make-up Air
Cooling	Central Air

Exterior

Lot Description	Paved
Construction	Aluminum Siding

Additional Information

Date Listed	July 2nd, 2025
Days on Market	74
Zoning	I-G

Listing Details

Listing Office	AVISON YOUNG
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