

\$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
---------	---------

Additional Information

Date Listed	May 12th, 2025
Days on Market	53
Zoning	I-G

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.