

# \$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
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### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	55
Zoning	I-G

### **Listing Details**

Listing Office	AVISON YOUNG
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