

# \$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	104
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.