

# \$469,900 - 10, 1075 36 Street N, Lethbridge

MLS® #A2261283

**\$469,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.46 Acres

Churchill Industrial Park, Lethbridge, Alberta

This flexible industrial condo has a lot to offer for its size. Features include a reception area and two private offices with exterior windows. There are two, 2-piece bathrooms one in the office and one in the shop space. There is also a mezzanine with storage below, as well as forced air and air conditioning for the office and unit heater for the shop.

The shop offers 18'™ ceilings, a drive-thru bay with two 14'™ x 16'™ overhead doors, trench floor drains, full-size makeup air unit, and 200 amp, 3-phase electrical service providing all the extra features that have become essential to modern industrial occupants, that are not available in most industrial bays of this size. The condo unit's™ demising wall is a 2-hour fire rated wall.

Built in 2016

## Essential Information

MLS® #	A2261283
Price	\$469,900
Bathrooms	0.00
Acres	2.46
Year Built	2016
Type	Commercial
Sub-Type	Industrial
Status	Active



## Community Information

Address 10, 1075 36 Street N  
Subdivision Churchill Industrial Park  
City Lethbridge  
County Lethbridge  
Province Alberta  
Postal Code T1H 6L5

## Interior

Heating Overhead Heater(s), Forced Air  
Cooling Central Air

## Exterior

Lot Description Paved

## Additional Information

Date Listed October 8th, 2025  
Days on Market 27  
Zoning I-G

## Listing Details

Listing Office AVISON YOUNG

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