



**GRASSROOTS**

REALTY GROUP

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1212 30 Street N  
Lethbridge, Alberta

MLS # A2273641



**\$1,300,000**

**Division:** Churchill Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,900 sq.ft.

**Zoning:** DC Business Industrial

**Heating:** Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.51 Acre

**Lot Feat:** -

New 50' x 86' shop with three overhead doors, one measuring 16' x 16' and 2 at 14'w x 16'. Ceilings are 18' (16' ceiling height to radiant heaters). 7500CFM Air Make Up Air, mounted on mezzanine, ducted to high level with balancing device. Fresh air intake ducted from outside c/w 30x60 louvre and filter racks and 2" Foil Back Insulation. Interlock with exhaust fan to run with building lights. 2 - 150K BTUH Radiant Heaters, vented thru roof. 70K BTUH Furnace for office space, c/w 2ton AC, 2KW electric FA heater. 1hr Fire Dampers @ mech room, 3" Oslash; 200A 120/208V service, Oil/water separator with in floor trench drains. Also includes washroom in shop. Attached 612 sqft fully finished office with second washroom.