



GRASSROOTS

REALTY GROUP

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**426 10 Street N
Lethbridge, Alberta**

MLS # A2303932



\$795,000

Division:	Staffordville
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,412 sq.ft.
Zoning:	I-B

Heating:	Overhead Heater(s), Forced Air	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Concrete	Parking:	-
Water:	-	Lot Size:	0.42 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	None.		

Property Description: This property offers a functional blend of shop space and a fully built-out office, ideal for small to mid-size industrial users. The shop is a steel quonset exterior with concrete foundation and includes a 12' x 14' drive-thru bay with convenient front and rear alley access. Recent interior renovations feature upgraded shop lighting, a refreshed reception area, modern offices, a new kitchenette, and a flexible boardroom or staff space on the finished mezzanine. The premises have excellent visibility and pylon signage opportunities, while offering the privacy and security of a fully fenced site with an integrated security system. Ideal for businesses seeking a well-maintained, flexible property. **Location Description:** This industrial property is located in the Senator Buchanan area of North Lethbridge, just west of the Anderson Industrial Park. The stand-alone shop is centrally located and easily accessible from 10 Street North, via 5 Avenue North. The site improvements include the secured yard, graveled base, fenced compound, and asphalt parking.