



GRASSROOTS
REALTY GROUP

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**A, 1710 31 Street N
Lethbridge, Alberta**

MLS # A2316184



\$699,000

Division: Churchill Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,592 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.13 Acres

Sewer: -

Lot Feat: -

Inclusions: Display shelving, storage shelves

An exceptional opportunity to acquire a versatile flex/light industrial property in the heart of Lethbridge's sought-after Chinook Industrial Park. Ideally situated on 17th Avenue North, this property offers outstanding visibility and convenient access to major transportation corridors serving southern Alberta. The building features 4,592 square feet of well-appointed space throughout divided between 2500 sf +/- showroom and office area - ideal for client-facing operations, administrative functions or product display - and approximately 2000sf +/- of shop and storage space built for efficient day to day operations. Two grade-level doors (16'x16') provide seamless drive-in access for deliveries, equipment, and fleet vehicles, making this property equally suited to distribution, trades, light manufacturing or service-based businesses. Recent capital improvements add immediate value and long-term peace of mind, including a roof replacement and the addition of air conditioning - both completed within the last five years-ensuring comfort and reduced maintenance costs for years to come. Properties of this caliber in Chinook Industrial Park are rarely available. Whether you're expanding operations or establishing a new presence in Lethbridge, this property delivers the space, functionality, and location to support your business goals.