

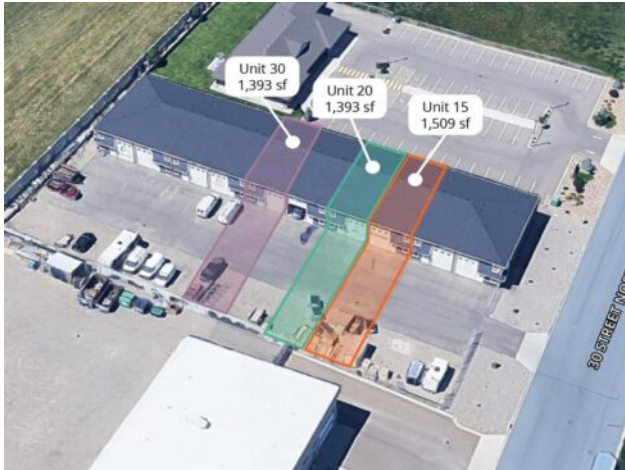


GRASSROOTS
REALTY GROUP

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30, 3740 30 Street N
Lethbridge, Alberta

MLS # A2319332



\$259,900

Division: Sherring Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,393 sq.ft.

Zoning: I-B

Heating: In Floor

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None.

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.11 Acres

Lot Feat: -

Built in 2020, these modern industrial condo bays offer flexible, efficient space that is fully finished and ready for immediate occupancy. With 16-foot clear ceiling heights and 12' x 14' overhead doors, the layout is practical and well suited to a wide range of trade or light industrial users. Each unit includes a 39' by 25' allocated yard area within the fully fenced and gated perimeter that supports secure outdoor storage and easy access. The buildings feature an energy-efficient design, including in-floor heating and LED lighting. Monthly condo fees are approximately \$250 and cover heating, water, garbage removal, and snow clearing, with occupants responsible only for electricity and each unit having its own dedicated 225-amp, 3-phase panel. The 16' ceiling height also allows for mezzanine development, with units offering built out or partially finished office and mezzanine space, adding flexibility for administrative use or additional storage. Located in the north-west of Sherring Industrial Park, this property benefits from being in a growing and active industrial area with several newer developments nearby. Surrounding users include recent builds such as Motion Industries Inc., Granite Plus Inc., and Triple M Housing Ltd., Reive Plumbing and Heating, and many more, reinforcing the area's continued growth and investment appeal. The site offers convenient access along 30 Street North, a key north-south corridor, with additional connectivity to 28 Street North close by.