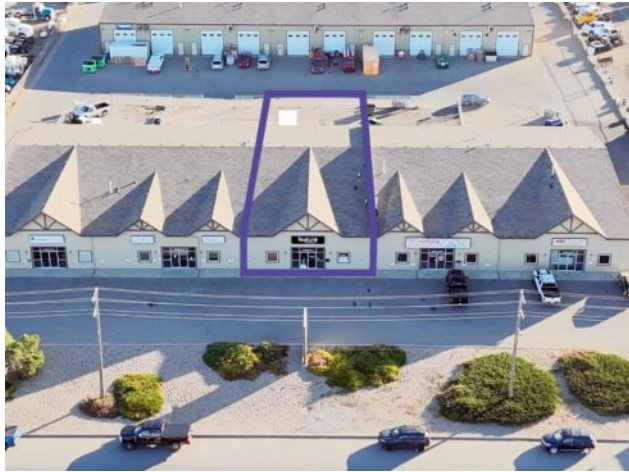


3, 4002 9 Avenue N
Lethbridge, Alberta

MLS # A2268305



\$739,900

Division: Shackleford Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,230 sq.ft.

Zoning: I-G

Heating: Forced Air, Radiant

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 4.50 Acres

Lot Feat: -

The subject property is located in the Shackleford Industrial Park and enjoys convenient access to 43rd Street North via 9th Avenue North. This center condo unit benefits from the access and street-facing exposure along busy 9th Avenue North with options for back-lit custom signage and pylon signage. The paved parking lot and dual entrances make it easily accessible for large vehicles or customers. This nicely finished unit offers a versatile layout suited to a range of light industrial users, with a functional office-to-shop ratio. The office portion features six private offices, a reception area, three washrooms, and dedicated staff areas. HVAC systems include forced air heating and air conditioning in the office areas, and radiant heaters in the shop. The shop space is open and flexible, with two 14' x 16' overhead doors, 18' ceiling heights, and an approximately 965 square foot storage mezzanine with an exterior yard space that is fully fenced and paved. This property combines functionality and professional appeal in a move-in-ready opportunity. 6 bullets: 1. Accessible site 2. Prominent signage 3. Secure, gated yard space 4. 965sf storage mezzanine 5. 2 14'x16' OHD 6. 2025 Assessment: \$707,000