

# FOR SALE › \$5.5 Million

## OFFICE SPACE AND WAREHOUSE

### 450 - 31 Street North, Lethbridge, Alberta



Map and Street View

#### BUILDING DETAILS

<b>Building Size</b>	77,000 square feet (m/l)
<b>Land Size</b>	approximately 7 acres
<b>Sale Price</b>	\$5,500,000.00
<b>Occupancy Date</b>	Negotiable
<b>Parking</b>	On-Site
<b>Number of Offices</b>	20+

<b>Ceiling Height</b>	12 feet
<b>Loading Doors</b>	6 dock height doors
<b>Roof</b>	Tar and Gravel
<b>Yard</b>	Paved lot and landscaped
<b>Zoning</b>	Direct Control
<b>Assessment</b>	\$3,913,000.00
<b>Tax Status</b>	Currently tax exempt (church)

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#### COMMENTS:

- The building has numerous offices and meeting rooms, as well as several large (10,000 sq. ft. plus) open areas that can accommodate a variety of uses.
- Former manufacturing building converted to office and studio space.
- Can be sub-divided to create smaller units.
- Large parking lot

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