



Please contact Shift Real Estate for more information about the property.

We are scheduling private meetings to discuss this unique opportunity for your business.

Unit #30, 420 34 Street S

Lethbridge, Alberta

Chet Oberkirsch

Managing Director
587-425-5775
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shiftrei.ca

PROPERTY HIGHLIGHTS

Year Built

1978 | Renovated 2012

Zoning

Industrial Business (IB)

Space

3, 360 sf

Pricing

\$10 psf

Additional Rent

\$5.35 psf estimated

Possession

Immediately

Parking

Shared Lot

PROPERTY INFORMATION

3, 360 Sq. Ft. of Space Available

Located in W.T. Hill Business Park, this property is a shared building with 3 other units in the automotive industry.

Ideal space for light industrial, warehouse, or automotive use. One large overhead door, with office space inside the large bay.

Quality neighbours including Glassmasters, Davis Wholesale, Shift Real Estate Maintenance, Ultimate Auto Care, Micro Paint + Dent Repair.

Demographics

Population of 128,851 people

Population of over 341,000 in the Lethbridge trading area

Median Family Income of \$95,030

Steady population growth of 1.7% annual expected

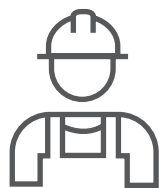
INDUSTRIAL BUSINESS



POSSIBLE USES



**Hardware + Building
Supplies**

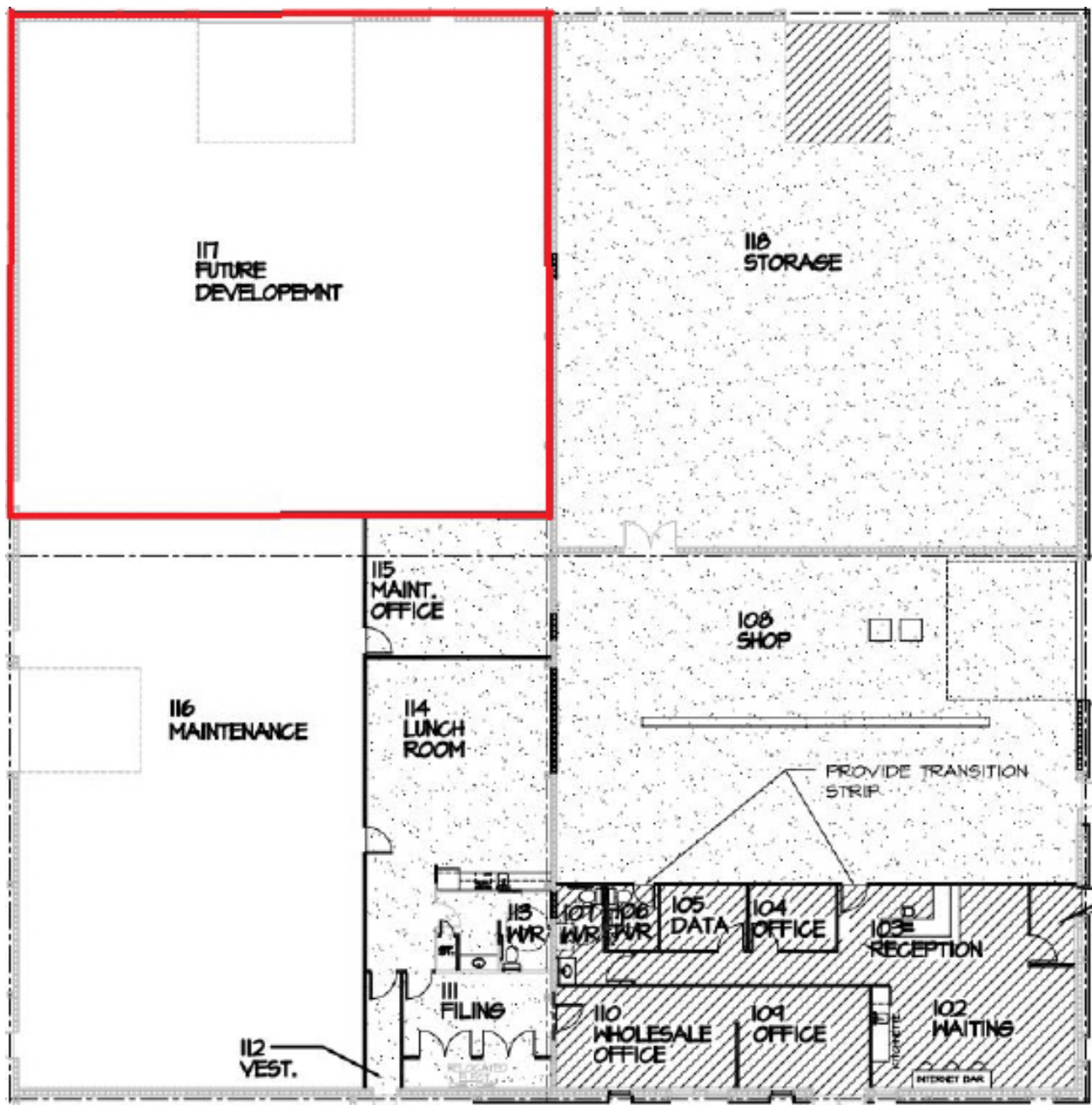


**Building Trades
+ Contractors**



**Warehouse Transportation
Services**

SITE PLAN

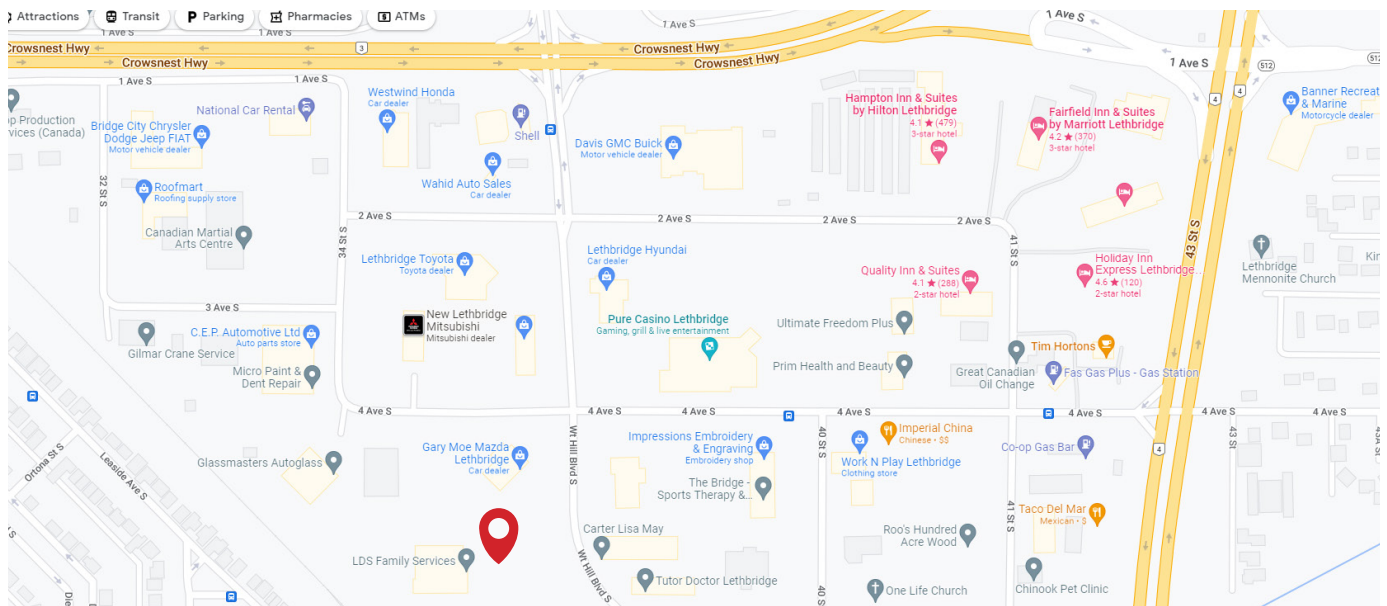


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LOCATION



Shot of the street.



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