

# \$13 - 1346 39 Street N, Lethbridge

MLS® #A2233198

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.00 Acres

Churchill Industrial Park, Lethbridge, Alberta

Located centrally in the Churchill Industrial Park, this property offers a strategic corner profile with a convenient fully paved, pull-through site accessible from both 14th Avenue North and 39th Street North. This prime location ensures excellent visibility and ease of access. The property is surrounded by a strong network of established businesses, including Logic Lumber Ltd., The Gear Centre, and SEGO Canada, making it an ideal spot for industrial operations.

This industrial unit, constructed in 2015, offers a clean and functional layout suitable for a variety of commercial uses. The building features a modern street profile and excellent curb appeal with a shared, dual-access yard that is fenced and secured. The interior includes a bright, open retail showroom at the front of the unit, two offices on the main floor, and a third office on the second level. A staff kitchenette is also located on the main floor, providing a practical space for daily use. The shop area is open and includes a storage mezzanine and a dedicated shop bathroom. The unit is equipped with a roof-top unit HVAC for heating and cooling and a 3-phase, 200-amp electrical service to support industrial equipment. It includes one 12' x 16' overhead door at ground level for loading and unloading and 20' clear span ceilings that allow for flexible use of vertical space. Located on a corner lot with pull-through access, the site offers excellent visibility and efficient traffic flow in a central industrial area.



Built in 2015

## Essential Information

MLS® #	A2233198
Price	\$13
Bathrooms	0.00
Acres	1.00
Year Built	2015
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	1346 39 Street N
Subdivision	Churchill Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5L8

## Additional Information

Date Listed	June 19th, 2025
Days on Market	2
Zoning	I-B

## Listing Details

Listing Office	AVISON YOUNG
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