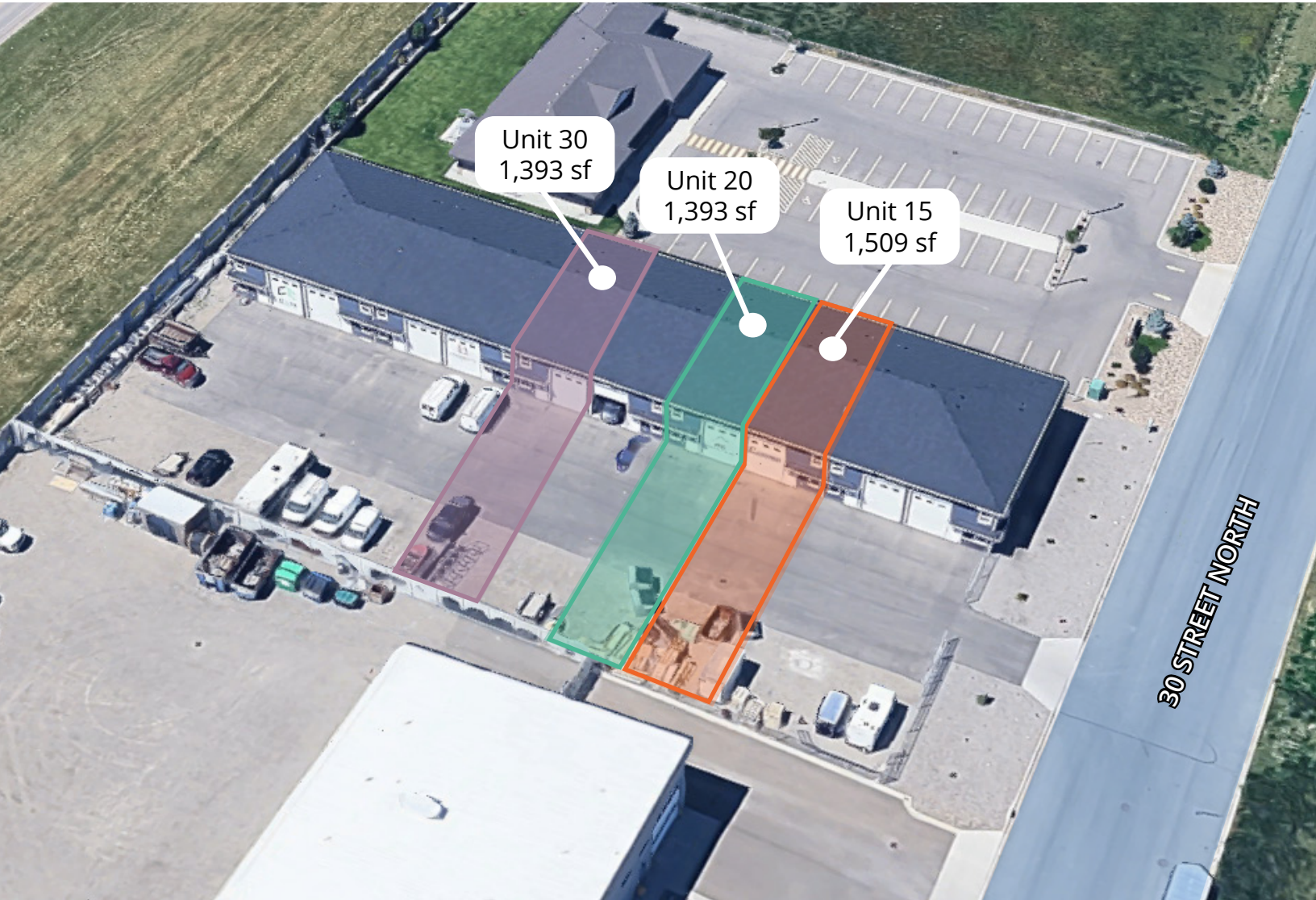


**AVISON  
YOUNG**

**For sale**

3740 32 Street North  
Lethbridge, AB



Prime Sherring Industrial Park condos offering modern design, secure storage, and excellent access in a thriving industrial hub.

## Get more property information

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Platinum member



### Property Description

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 builtout or partially finished office and mezzanine space, adding flexibility for administrative use or additional storage.

### Property Highlights

- Built in 2020, move-in ready
- 16-foot ceilings
- One 12'x14' OHD per unit
- 39' x 25' allotted yard space
- Fenced, gated, secure site
- In-floor heating, LED lighting

### Offering Summary

<b>Opportunity</b>	Starting at 1,393 sf
<b>Legal Address</b>	Condo Plan: 2010826 Unit: 5, 7, 8
<b>Zoning</b>	Business Industrial (I-B)
<b>Sale Price</b>	Starting at \$259,900
<b>Condo Fees</b>	\$250 +/- per unit per month
<b>Possession</b>	Negotiable

### Location Description

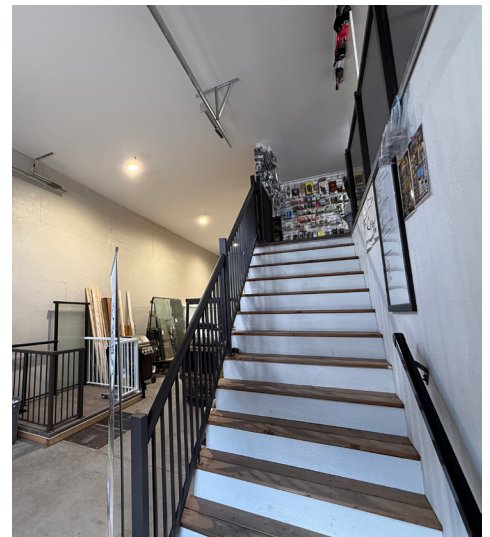
Located in the north-west of Sherring Industrial Park, this property benefits from being in a growing and active industrial area with several newer developments nearby.

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.

### Unit 15

<b>Opportunity</b>	1,509 sf
<b>Zoning</b>	Business Industrial (I-B)
<b>Sale Price</b>	\$299,900
<b>Property Taxes</b>	\$7,255.70
<b>Condo Fees</b>	\$250 +/- per month
<b>Possession</b>	Negotiable

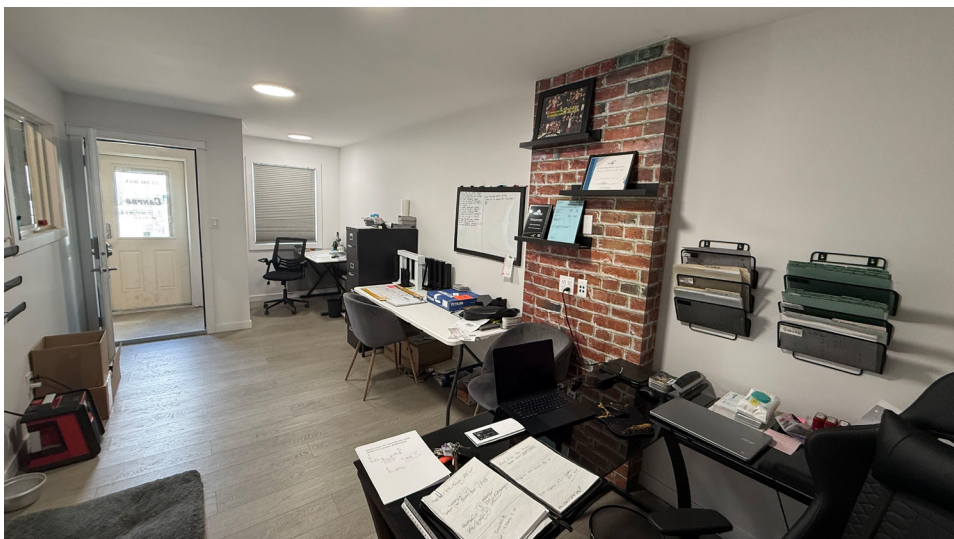
\* Can be combined with Unit 20 for a total 2,902 sf



### Unit 20

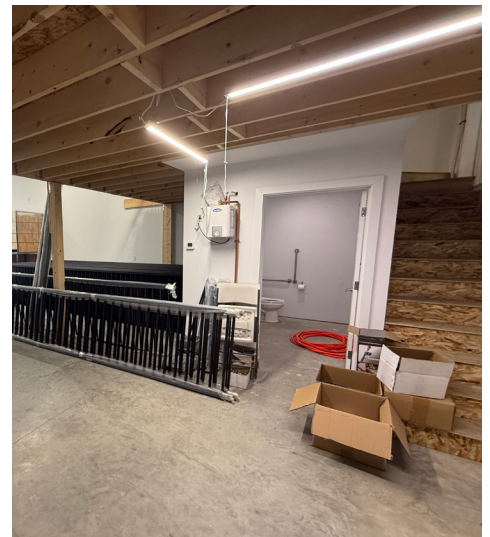
<b>Opportunity</b>	1,393 sf
<b>Zoning</b>	Business Industrial (I-B)
<b>Sale Price</b>	\$279,900
<b>Property Taxes</b>	\$6,713.46
<b>Condo Fees</b>	\$250 +/- per month
<b>Possession</b>	Negotiable

\* Can be combined with Unit 15 for a total 2,902 sf



### Unit 30

<b>Opportunity</b>	1,393 sf
<b>Zoning</b>	Business Industrial (I-B)
<b>Sale Price</b>	\$259,900
<b>Property Taxes</b>	\$6,713.46
<b>Condo Fees</b>	\$250 +/- per month
<b>Possession</b>	Negotiable





Granite Plus Inc.



Triple M Housing



30 STREET NORTH

GIFFEN ROAD NORTH

39 STREET NORTH

Walmart

Pratt & Whitney  
A United Technologies Company

26 AVENUE NORTH

## Get more property information



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