

\$11 - 3036 36 Street N, Lethbridge

MLS® #A2265919

\$11

0 Bedroom, 0.00 Bathroom,
Commercial on 1.13 Acres

Sherring Industrial Park, Lethbridge, Alberta

The subject property is part of a desirable development and offers an energy-efficient design, a paved yard and driveway, with great visibility. The unit features a large open shop space in the rear with 20'™ ceiling height, one 14'™x16'™ OHD, and a make-up air unit. Located at the intersection of 36 Street and 32 Avenue North, the property is surrounded by successful businesses and anchored by Wal-Mart and the Lethbridge Sports Park. With easy corner access, the property is a great fit for warehousing, general trades, light manufacturing, and other light industrial users. The location offers convenient and easy access for large vehicles with an exceptional highway infrastructure corridor.

- 3-Phase, 200 AMP electrical
- 20'™ clear span ceilings
- One 14'™x16'™ OHD
- Energy efficient design
- Desirable location

Built in 2014

Essential Information

MLS® #	A2265919
Price	\$11
Bathrooms	0.00
Acres	1.13
Year Built	2014
Type	Commercial
Sub-Type	Industrial



Status	Active
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Community Information

Address	3036 36 Street N
Subdivision	Sherring Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 7B5

Additional Information

Date Listed	October 20th, 2025
Days on Market	6
Zoning	I-B

Listing Details

Listing Office	AVISON YOUNG
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