



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

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

Chet Oberkirsch, CPA, CA
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615 WT Hill Blvd S,
Lethbridge, AB, T1J 1Y6



Unit #30, 420 34 Street S

3,360 sf of Space Available

Lethbridge, Alberta

Chet Oberkirsch

Managing Director
403 331 9884
chet@shiftrei.ca

shiftrei.ca

PROPERTY HIGHLIGHTS

Year Built

1978 | Renovated 2012

Zoning

Industrial Business (IB)

Space

3,360 sf

Pricing

\$10 spf

Additional Rent

\$5.35 spf

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, automotive, specialty manufacturing or agri-business. One large overhead door with office space inside the large bay and yard space available.

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

Demographics

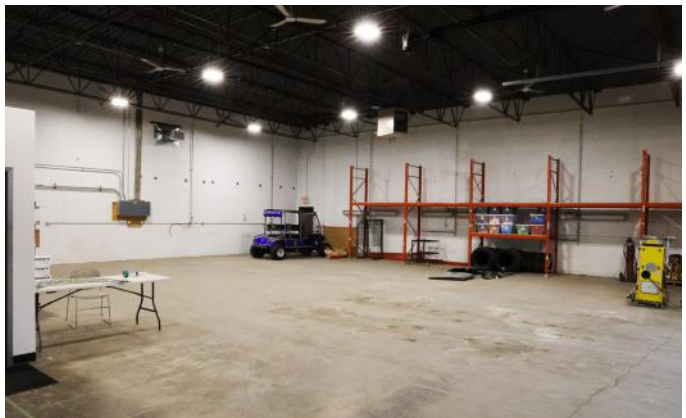
Population of 101,324 people

Population of over 341,000 in the Lethbridge trading area

Median Family Income of \$95,000

Steady population growth of 0.58% annual expected

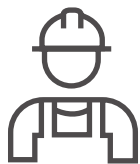
INDUSTRIAL BUSINESS



POSSIBLE USES



Hardware
& Building
Supplies



Building
Trades &
Contractors



Warehouse
Transportation
Services



Automotive

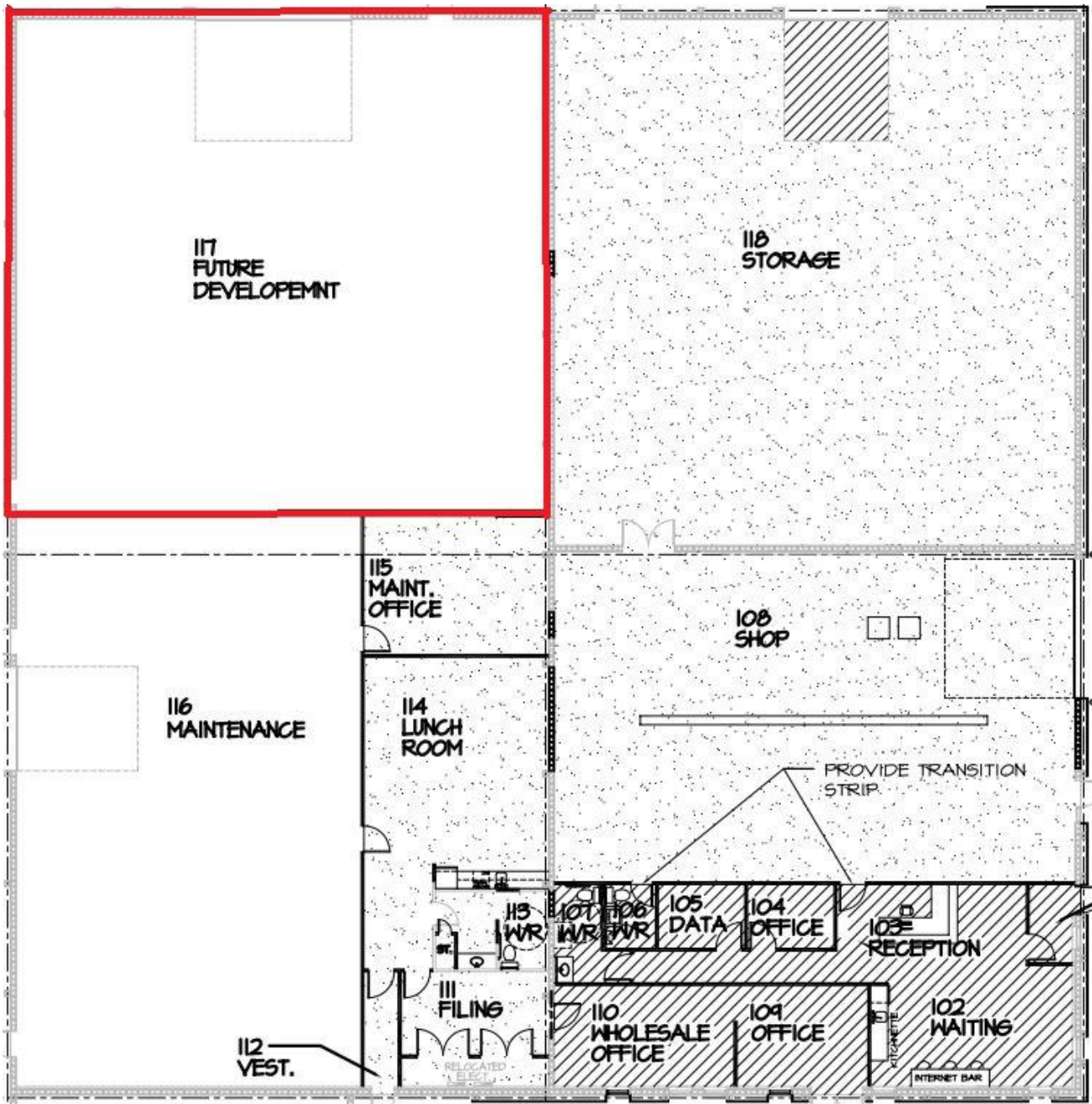


Specialty
Manufacturing



Agri-business

SITE PLAN

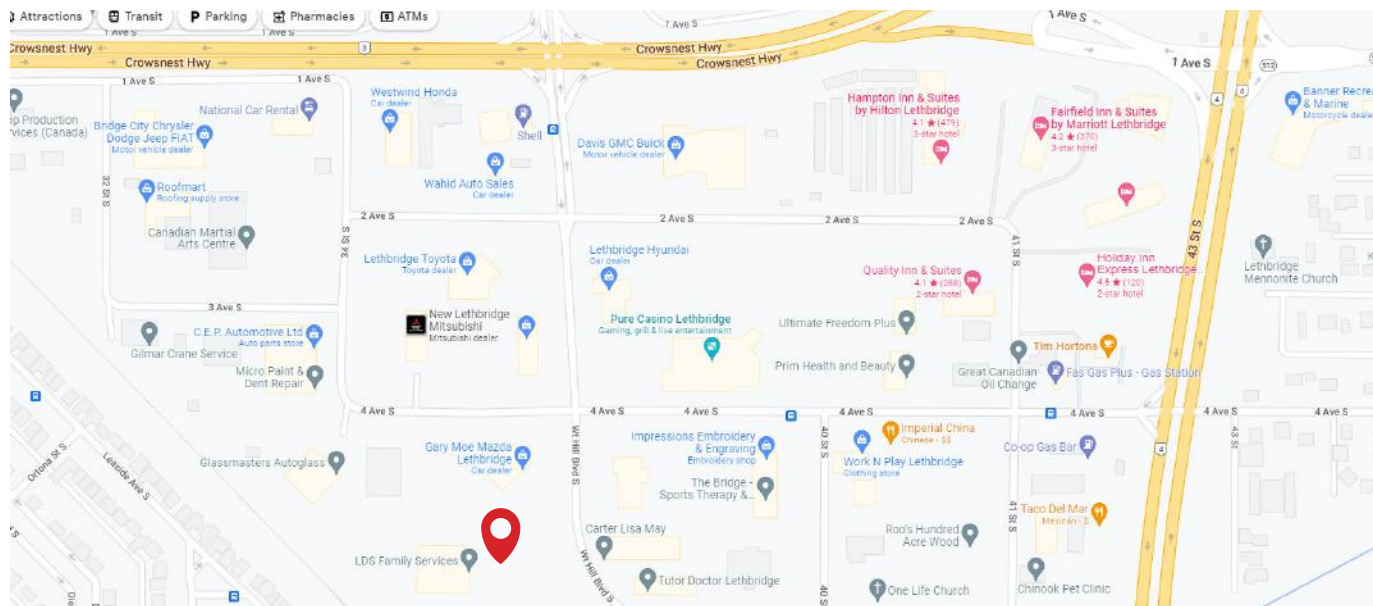


The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed or warranted by Shift Real Estate. nor can it form any part of any future contract.

LOCATION



Shot of the street.



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