

\$335,000 - 5, 3954 30 Street N, Lethbridge

MLS® #A2243297

\$335,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.97 Acres

Sherring Industrial Park, Lethbridge, Alberta

Ownership opportunity, whether it be the new home for your business or your "Toy Box" this condo bay is in an ideal location plus it is the front corner bay (excellent for access / signage). There's In floor heating, 16' high ceilings, 14' overhead door, floor drain, completely finished (see photos), 3pc bath, kitchen/office area + a mezzanine. The ONLY one of it's kind on the market. Seller will take TRADES, (planes, trains, automobiles, almost anything) Condo fees (\$175 p/m) incld; garbage disposal, snow removal, heat, general compound maintenance, insurance, exterior building maintenance.

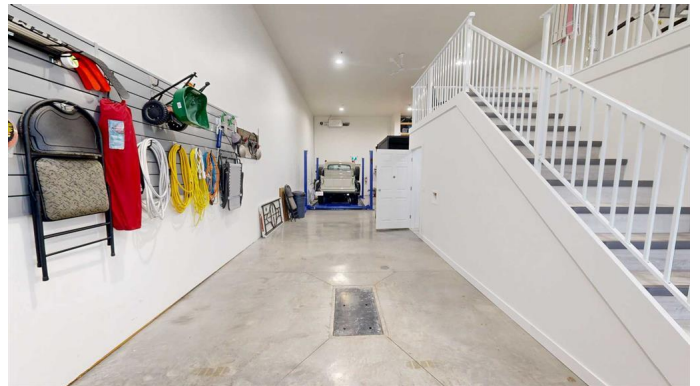
Built in 2018

Essential Information

MLS® #	A2243297
Price	\$335,000
Bathrooms	0.00
Acres	0.97
Year Built	2018
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	5, 3954 30 Street N
Subdivision	Sherring Industrial Park
City	Lethbridge



County	Lethbridge
Province	Alberta
Postal Code	T1H 6Z4

Amenities

Parking Spaces	4
----------------	---

Additional Information

Date Listed	July 30th, 2025
Days on Market	92
Zoning	I-B

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.