



**3221 2 Avenue  
Lethbridge, Alberta**

**MLS # A2218270**



**\$9 per sq.ft.**

**Division:** Anderson Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,039 sq.ft.

**Zoning:** I-B

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.01 Acres

**Sewer:** -

**Lot Feat:** Level, Paved

**Inclusions:** N/A

**Property Description** This unit features a mixed floorplan that offers a range of uses and a ton of flexibility to appeal to a variety of retail or industrial services. The floorplan breaks down as approximately 280 sf of bright open office space, 1,080 sf of showroom, 650 sf of shop and 930 sf of flex space that could be used to expand either the shop or showroom space. The unit also includes a two-piece bathroom and additional storage. Being an end-unit, there are dual access points with a prominent main entry and a secondary side entrance. The shop features one, 12'x12' overhead door (OHD), 15' ceilings, and a unit heater. There is also an RTU with air conditioning in the office and showroom spaces. **Location Description** The subject property is centrally located in the Anderson Industrial Park and is conveniently accessible via 2nd Avenue North, with high visibility and good parking. The site also has fairly direct accessibility to Highway AB-3 & AB-4, as well as 43 Street North. Current building tenants include Linde Canada Inc. (formerly Praxair) and One Guy Garage. The leased space includes 20 shared parking spaces in a large paved lot and some shared rear yard storage.