



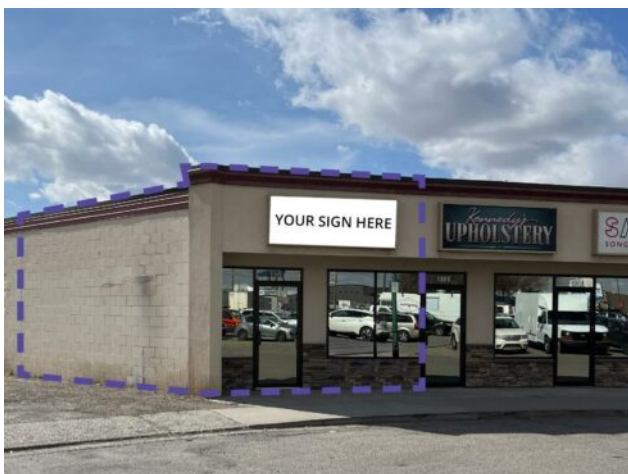
GRASSROOTS
REALTY GROUP

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**120F, 120 Mayor Magrath Drive N
Lethbridge, Alberta**

MLS # A2241935



\$14 per sq.ft.

Division: Westminster

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,750 sq.ft.

Zoning: C-G(W)

Heating: Forced Air

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None.

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.50 Acre

Lot Feat: Back Lane

Property Description This unit features a flexible floor plan and an overhead door. The unit is in a central location and offers free parking. The space would be suitable for an office, retail or light industrial user. Affordable operating costs make this unit a great option. There is additional warehouse space available at this site (Unit 120I) **Location Description** The subject property is located at an easily accessible North Lethbridge location. There is excellent exposure from Mayor Magrath Drive North, a busy main roadway that see’s 20,100 VPD+. Neighbouring businesses include NAPA Autopro, Petris Liquor Store, Coin Laundry, Songer Architecture, Talk Nerdy to Me, and Liquid Deals Inc.