



**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

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.50 Acre

**Sewer:** -

**Lot Feat:** Back Lane

**Inclusions:** None.

**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 sees over 20,100 VPD+. Neighbouring businesses include NAPA Autopro, Petris Liquor Store, Coin Laundry, Songer Architecture, Talk Nerdy to Me, and Liquid Deals Inc.