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

MLS # A2241935



Forced Air

## \$14 per sq.ft.

Lot Feat:

Division:	Westminster	
Type:	Retail	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	3,750 sq.ft.	
Zoning:	C-G(W)	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	0.50 Acre

Back Lane

Inclusions: None.

Heating:

Floors:
Roof:
Exterior:
Water:

Sewer:

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.