



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

120I, 120 Mayor Magrath Drive N  
Lethbridge, Alberta

MLS # A2241945



**\$1,250 per month**

**Division:** Westminster

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,152 sq.ft.

**Zoning:** C-G(W)

**Heating:** Radiant

**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 warehouse storage unit offers a flexible floor plan and an overhead door. This is a private and secure unit that is insulated and heated. The property is in a central location and offers convenient rear lane access. Additional space in the building is also available for lease. (Unit 120F). Unit is an open layout warehouse with a 12'x12' overhead door and is insulated/heated. **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&rsquo;s 20,100 VPD+. Neighbouring businesses include NAPA Autopro, Petris Liquor Store, Coin Laundry, Songer Architecture, Talk Nerdy to Me, and Liquid Deals Inc.