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## 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	e: -
Bus. Name:	: -
Size:	1,152 sq.ft.
Zoning:	C-G(W)
	Addl. Cost:

Heating: Radiant Addl. Cost: Floors: - Based on Year: Roof: - Utilities: Exterior: - Parking: Water: - Lot Size: 0.50 Acre
Sewer: - 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's 20,100 VPD+. Neighbouring businesses include NAPA Autopro, Petris Liquor Store, Coin Laundry, Songer Architecture, Talk Nerdy to Me, and Liquid Deals Inc.