



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