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124 Mayor Magrath Drive N Lethbridge, Alberta

MLS # A2241957



\$14 per sq.ft.

Division:	Westminster
Туре:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,875 sq.ft.
Zoning:	C-G(W)
	Addl. Cost:
	Based on Year: -
	Utilities:

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 retail space offers a highly visible location with lots of free onsite parking in city-owned lot. This unit is virtually move-in ready for a retail user and features a finished showroom space. The unit also includes a loading area with a 12'x12' overhead door and plenty of storage. 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.