



**GRASSROOTS**  
REALTY GROUP

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2213 2 Avenue N  
Lethbridge, Alberta

MLS # A2243264



**\$9 per sq.ft.**

**Division:** Anderson Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,400 sq.ft.

**Zoning:** I-G

**Heating:** Radiant

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None.

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.77 Acre

**Lot Feat:** -

Industrial unit for lease near Mayor Magrath Drive North in the Southwest corner of the Anderson Industrial Park. Featuring a corner profile and prominent signage along 2nd Avenue North and the corner of 22nd Street North, this site has excellent exposure. With neighboring tenant LA National Auto Ltd. in the adjacent bay, this site would be a great fit for an automotive service or supply user. This versatile property offers approximately 3,912 sq. ft. of industrial space and 1,488 sq. ft. of office space available for lease. Currently zoned for automotive use, the layout is flexible and well-suited to a variety of users. Each area features its own exterior man door, and roughly 500 sq. ft. of office space is fully separated but could be reconnected via an internal door if needed. The main office includes a welcoming front reception area and adaptable space that could serve as a customer lounge or retail component. Additional office areas are ideal for staff use, administrative functions, or small parts and tool storage. The shop space features a drive-through bay with two 14' x 14' overhead doors, 17' clear span ceiling heights, 200 amp 3-phase power, unit heaters, and a portion of the rear yard space that is fenced and gated.