



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

2213, 2211 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:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.77 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None.

An approximately 4,900 sf industrial space and 500 sf office space available for lease. With a corner profile and prominent signage along 2nd Avenue North and the corner of 22nd Street North, this site is great for an industrial service or building supply. Currently zoned for automotive use, the flexible property could cater to a wide variety of users.