



**GRASSROOTS**  
REALTY GROUP

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3126 2 Avenue N  
Lethbridge, Alberta

MLS # A2254789



**\$1,600 per month**

**Division:** Anderson Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,400 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 6.67 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Prime 2,400 sq ft commercial bay featuring an open-concept showroom at the front, ideal for retail or client-facing operations. Includes a storage mezzanine for efficient inventory management and a make-up air system for optimal ventilation and comfort. Versatile layout suitable for a variety of business uses. Great location with convenient access and ample parking.