



**GRASSROOTS**  
REALTY GROUP

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**3002 2 Avenue N  
Lethbridge, Alberta**

**MLS # A2254795**



**\$1,875 per month**

**Division:** Anderson Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,000 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

Spacious 3,000 sq ft commercial bay featuring a bright, front-facing showroom perfect for retail or customer-facing operations. Includes a main floor office for administrative use and a storage mezzanine for inventory. Clean, functional layout ideal for a range of business types. Excellent location with easy access and ample on-site parking.