



GRASSROOTS
REALTY GROUP

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3405 2 Avenue S
Lethbridge, Alberta

MLS # A2258685



\$22 per sq.ft.

Division: Wt Hill Business Park

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 13,705 sq.ft.

Zoning: C-H

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.50 Acres

Sewer: -

Lot Feat: Paved

Inclusions: None.

The property includes: – Front showroom and sales office – Modern finishes with lots of large windows – Large automotive service shop and wash bay – Parts counter and customer waiting area – Second floor boardroom and office space – Warehouse part storage – Large parking lot with drainage Because there is limited large format vacancy in the Lethbridge market, this is a rare opportunity to lease a commercial space in the prime Lethbridge Auto Mall location with Highway 3 exposure and access. With ample staff and customer parking, the flexible site caters to a wide variety of tenants and uses. The area has a lot of customer draw with a complimentary co-tenancy within a 1 KM radius. To be respectful of the current operating tenant, please direct all tour requests and inquiries to your real estate agent. Thank you.