



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2, 2404 2 Avenue N  
Lethbridge, Alberta

MLS # A2269420



**\$750 per month**

**Division:** Anderson Industrial Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 250 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Located in the industrial park near Mayor Magrath Drive N. and Highway 3. Space was renovated in 2025, shared entrance, kitchen and bathroom with one other tenant. Location offers on-site free parking, security. The landlord is also a licensed real estate agent in the Province of Alberta.