



**GRASSROOTS**  
REALTY GROUP

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126 Mayor Magrath Drive N  
Lethbridge, Alberta

MLS # A2284342



**\$14 per sq.ft.**

Division: Westminster

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,878 sq.ft.

Zoning: C-G(W)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.14 Acre

Sewer: -

Lot Feat: Back Lane

Inclusions: None.

This unit features a large, open 2,878 sf floorplan with 12' x 12' overhead door, mezzanine storage space and a 6-ton RTU HVAC that previously supported a grocery retailer. Great for a customized buildout, the space is highly useable for any retail concept. It also features two fully built-out bathrooms, lots of free parking onsite in city-owned lot, is brightly lit and move-in ready. The subject property is located in a high traffic (20,100 VPD+), easily accessible North Lethbridge location with great visibility. Neighbouring businesses include NAPA Autopro, Petris Liquor Store, Kirks Tire, and Gas King.