



**GRASSROOTS**  
REALTY GROUP

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2802 5 Avenue N  
Lethbridge, Alberta

MLS # A2201234



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

**Division:** Anderson Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,016 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.33 Acres

**Sewer:** -

**Lot Feat:** Near Shopping Center, Paved

**Inclusions:** None

The subject property is located in a busy strip plaza (20,903 SF on 1.33 acres) with exposure to 16,800 VPD+ along 5th Avenue North, essentially the "gateway" to the industrial parks. The property has easy access via 5th Ave N, from Mayor Magrath Drive North and 43rd Street North. The current owner has made it a priority to complete the regularly required building maintenance, including regularly replacing HVAC rooftop units (RTUs). The site has a large parking lot with 50+ stalls and tenants can utilize both unit signage and streetside pylon signage.