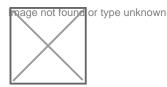


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2802 5 AVENUE N FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLethbridge, Alberta

Listing ID: 30487

MLS ID: A2201234

\$14



△ DOUG MERESKA

403) 394-8239

AVISON YOUNG

403-330-3338

2802 5 Avenue N, Lethbridge , Alberta T1H 0P1

Transaction Type

For Lease

Title

Fee Simple

Lease Amount

14.00

Lease Frequency

Annually

Zoning

DC

Subdivision

Anderson Industrial Park

Nearest Town

Lethbridge

Building Type Retail, Strip Mall Year Built 1979

Structure Type

Property Type

Property Sub Type

Industrial

Commercial

Lot Size (Acres)

Industrial

Legal Plan 4310AL

Building Area (Sq. Ft.) 20903.00

Building Area (Sq. M.)

1941.94

Lot Size (Sq. Ft.)

Near Shopping Center, Paved

Footprint (Sq. Ft.)

20903

57934

1.33

Access to Property

Accessible to Major Traffic Route, Direct

Access, Strip Shopping Mall

Inclusions

None

Restrictions None Known

Lot Features

Reports

Aerial Photos, Floor Plans, Title

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.

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