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2802 5 AVENUE N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Lethbridge, Alberta



Listing ID:
30487

MLS ID:
A2201234

\$14



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 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 Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 4310AL	Building Area (Sq. Ft.) 20903.00	Building Area (Sq. M.) 1941.94
Lot Size (Sq. Ft.) 57934	Lot Size (Acres) 1.33	Footprint (Sq. Ft.) 20903
Lot Features Near Shopping Center,Paved	Access to Property Accessible to Major Traffic Route,Direct Access,Strip Shopping Mall	Inclusions None
Restrictions None Known	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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