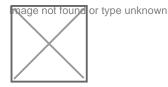


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3221 2 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLethbridge, Alberta

Listing ID: 30570

MLS ID: A2218270

\$10



△ DOUG MERESKA

(403) 394-8239

AVISON YOUNG

403-330-3338

3221 2 Avenue , Lethbridge , Alberta T1H 0C5

Transaction Type Title Days On Market

For Lease Fee Simple 191

Lease AmountLease FrequencyZoning10.00AnnuallyI-B

SubdivisionBuilding TypeYear BuiltAnderson Industrial ParkCommercial Mix1980

Structure Type Property Type Property Sub Type

Industrial Commercial Industrial

Legal PlanBuilding Area (Sq. Ft.)Building Area (Sq. M.)3028JK2830.00262.91

3028JK 2830.00 202.91

Lot Size (Sq. Ft.) Lot Size (Acres) Footprint (Sq. Ft.)

43995 1.01 2830

Lot FeaturesCommercial AmenitiesAccess to PropertyLevel,PavedPaved Yard,StorefrontDirect Access,Public

Inclusions Restrictions Reports

N/A None Known Aerial Photos, Title

This unit features a mixed floorplan that offers a range of uses and a ton of flexibility to appeal to a variety of retail or industrial services. The floorplan breaks down as approximately 280 SF of bright open office space, 1,080 SF of showroom, 650 SF of shop and 720 SF of flex space that could be used to expand either the shop or showroom space. The unit also includes a two-piece bathroom and additional storage. Being an end-unit, there are dual access points with a prominent main entry and a secondary side entrance. The shop features one, 12'x12' overhead door (OHD), 15' ceilings, and a unit heater. There is also an RTU with air conditioning in the office and showroom spaces.

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