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3221 2ND AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Lethbridge, Alberta



Listing ID:
30570

MLS ID:
A2218270

\$10



 **DOUG MERESKA**
 (403) 394-8239

 **AVISON YOUNG**
 403-330-3338

 3221 2nd Avenue , Lethbridge , Alberta T1H 0C5

Transaction Type For Lease	Title Fee Simple	Days On Market 68
Lease Amount 10.00	Lease Frequency Annually	Zoning I-B
Subdivision Anderson Industrial Park	Building Type Commercial Mix	Year Built 1980
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 3028JK	Building Area (Sq. Ft.) 2830.00	Building Area (Sq. M.) 262.91
Lot Size (Sq. Ft.) 43995	Lot Size (Acres) 1.01	Footprint (Sq. Ft.) 2830
Lot Features Level,Paved	Commercial Amenities Paved Yard,Storefront	Access to Property Direct Access,Public
Inclusions N/A	Restrictions None Known	Reports 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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