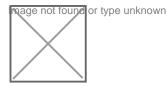


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**Days On Market** 

68

I-B

**Lease Amount** 

10.00

**Lease Frequency** 

Annually

Fee Simple

Zoning

Subdivision

Anderson Industrial Park

Building Type Year Built
Commercial Mix 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

Inclusions

N/A

**Commercial Amenities**Paved Yard, Storefront

Access to Property
Direct Access, Public

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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