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124 MAYOR MAGRATH DRIVE N FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

Location
Lethbridge, Alberta

Listing ID:
31434

MLS ID:
A2241957

\$14



 **VINKO SMILJANEC**
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 **AVISON YOUNG**
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 124 Mayor Magrath Drive N, Lethbridge , Alberta T1H 3P4

Transaction Type For Lease	Title Fee Simple	Days On Market 292
Lease Amount 14.00	Lease Frequency Annually	Zoning C-G(W)
Subdivision Westminster	Building Type Strip Mall	Structure Type Multi Unit
Property Type Commercial	Property Sub Type Retail	Legal Plan 4179JK
Building Area (Sq. Ft.) 1875.00	Building Area (Sq. M.) 174.19	Lot Size (Sq. Ft.) 21780
Lot Size (Acres) 0.50	Cooling Central Air	Heating Forced Air
Lot Features Back Lane	Access to Property On Major Traffic Route,Paved Road,Public Transportation Nearby,Strip Shopping Mall	Inclusions None.
Restrictions None Known	Reports Floor Plans	

Property Description This retail space offers a highly visible location with lots of free onsite parking in city-owned lot. This unit is virtually move-in ready for a retail user and features a finished showroom space. The unit also includes a loading area with a 12'x12' overhead door and plenty of storage. **Location Description** The subject property is located at an easily accessible North Lethbridge location. There is excellent exposure from Mayor Magrath Drive North, a busy main roadway that see's 20,100 VPD+. Neighbouring businesses include NAPA Autopro, Petris Liquor Store, Coin Laundry, Songer Architecture, Talk Nerdy to Me, and Liquid Deals Inc.

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