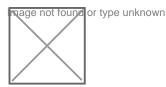


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 124 MAYOR MAGRATH DRIVE N FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Lethbridge, Alberta

Listing ID: 31434

**MLS ID:** A2241957

\$14



- **△** DOUG MERESKA
- **(403)** 394-8239
- AVISON YOUNG
- **403-330-3338**

B

124 Mayor Magrath Drive N, Lethbridge , Alberta T1H 3P4

Transaction Type Title Days On Market

For Lease Fee Simple 2

Lease AmountLease FrequencyZoning14.00AnnuallyC-G(W)

SubdivisionBuilding TypeStructure TypeWestminsterStrip MallMulti Unit

Property TypeProperty Sub TypeLegal PlanCommercialRetail4179JK

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

1875.00 174.19 21780

Lot Size (Acres)CoolingHeating0.50Central AirForced Air

Access to Property

Lot FeaturesOn Major Traffic Route, PavedInclusionsBack LaneRoad, Public Transportation Nearby, StripNone.

Shopping Mall

RestrictionsReportsNone KnownFloor 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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