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## 2213 2 AVENUE N FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Lethbridge, Alberta

**Listing ID:**  
31530

**MLS ID:**  
A2243264

**\$9**



 **DOUG MERESKA**  
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 **AVISON YOUNG**  
 403-330-3338

 2213 2 Avenue N, Lethbridge , Alberta T1H 0C1

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Lease	Fee Simple	164
<b>Lease Amount</b>	<b>Lease Frequency</b>	<b>Zoning</b>
9.00	Annually	I-G
<b>Subdivision</b>	<b>Nearest Town</b>	<b>Building Type</b>
Anderson Industrial Park	Lethbridge	Free-Standing,Street Level Storefront
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1958	Industrial	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Industrial	6003GU	5400.00
<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>
501.67	33541	0.77
<b>Heating</b>	<b>Inclusions</b>	<b>Restrictions</b>
Radiant	None.	None Known
<b>Reports</b>		
Title		

Industrial unit for lease near Mayor Magrath Drive North in the Southwest corner of the Anderson Industrial Park. Featuring a corner profile and prominent signage along 2nd Avenue North and the corner of 22nd Street North, this site has excellent exposure. With neighboring tenant LA National Auto Ltd. in the adjacent bay, this site would be a great fit for an automotive service or supply user. This versatile property offers approximately 3,912 sq. ft. of industrial space and 1,488 sq. ft. of office space available for lease. Currently zoned for automotive use, the layout is flexible and well-suited to a variety of users. Each area features its own exterior man door, and roughly 500 sq. ft. of office space is fully separated but could be reconnected via an internal door if needed. The main office includes a welcoming front reception area and adaptable space that could serve as a customer lounge or retail component. Additional office areas are ideal for staff use, administrative functions, or small parts and tool storage. The shop space features a drive-through bay with two 14' x 14' overhead doors, 17' clear span ceiling heights, 200 amp 3-phase power, unit heaters, and a portion of the rear yard space that is fenced and gated.

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