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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



 **VINKO SMILJANEC**
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 2213 2 Avenue N, Lethbridge , Alberta T1H 0C1

Transaction Type For Lease	Title Fee Simple	Days On Market 289
Lease Amount 9.00	Lease Frequency Annually	Zoning I-G
Subdivision Anderson Industrial Park	Nearest Town Lethbridge	Building Type Free-Standing,Street Level Storefront
Year Built 1958	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 6003GU	Building Area (Sq. Ft.) 4900.00
Building Area (Sq. M.) 455.22	Lot Size (Sq. Ft.) 33541	Lot Size (Acres) 0.77
Heating Radiant	Inclusions None.	Restrictions None Known
Reports		
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 is currently zoned for automotive use, but 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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