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## 3126 2 AVENUE N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lethbridge, Alberta



**Listing ID:**  
32068

**MLS ID:**  
A2254789

**\$1,600**



 **MITCH HARTY**  
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 Lethbridge Real Estate.com  
 403-327-8001

 3126 2 Avenue N, Lethbridge , Alberta T1H0C6

**Transaction Type**

For Lease

**Days On Market**

126

**Lease Amount**

8.00

**Lease Frequency**

Annually

**Zoning**

I-G

**Subdivision**

Anderson Industrial Park

**Building Type**

Strip Mall

**Year Built**

1980

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

7495HG

**Building Area (Sq. Ft.)**

2400.00

**Building Area (Sq. M.)**

222.97

**Lot Size (Sq. Ft.)**

290736

**Lot Size (Acres)**

6.67

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Floor Plans

Prime 2,400 sq ft commercial bay featuring an open-concept showroom at the front, ideal for retail or client-facing operations. Includes a storage mezzanine for efficient inventory management and a make-up air system for optimal ventilation and comfort. Versatile layout suitable for a variety of business uses. Great location with convenient access and ample parking.

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