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## 3002 2 AVENUE N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lethbridge, Alberta



**Listing ID:**  
32069

**MLS ID:**  
A2254795

**\$1,875**



 **MITCH HARTY**  
 (403) 327-8001

 Lethbridge Real Estate.com  
 403-327-8001

 3002 2 Avenue N, Lethbridge , Alberta T1H0C6

**Transaction Type**

For Lease

**Days On Market**

129

**Lease Amount**

7.50

**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.)**

3000.00

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

278.71

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

290736

**Lot Size (Acres)**

6.67

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Floor Plans

Spacious 3,000 sq ft commercial bay featuring a bright, front-facing showroom perfect for retail or customer-facing operations. Includes a main floor office for administrative use and a storage mezzanine for inventory. Clean, functional layout ideal for a range of business types. Excellent location with easy access and ample on-site parking.

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