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126 MAYOR MAGRATH DRIVE N FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lethbridge, Alberta

Listing ID:
33919

MLS ID:
A2284342

\$14



 **DOUG MERESKA**
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 **AVISON YOUNG**
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 126 Mayor Magrath Drive N, Lethbridge , Alberta T1H 3P4

Transaction Type	Title	Days On Market
For Lease	Fee Simple	7
Lease Amount	Lease Frequency	Zoning
14.00	Annually	C-G(W)
Subdivision	Building Type	Year Built
Westminster	Strip Mall	1976
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
4179JK	2878.00	267.37
Lot Size (Sq. Ft.)	Lot Size (Acres)	Lot Features
6233	0.14	Back Lane
Inclusions	Restrictions	Reports
None.	None Known	Floor Plans

This unit features a large, open 2,878 sf floorplan with 12' x 12' overhead door, mezzanine storage space and a 6-ton RTU HVAC that previously supported a grocery retailer. Great for a customized buildout, the space is highly useable for any retail concept. It also features two fully built-out bathrooms, lots of free parking onsite in city-owned lot, is brightly lit and move-in ready. The subject property is located in a high traffic (20,100 VPD+), easily accessible North Lethbridge location with great visibility. Neighbouring businesses include NAPA Autopro, Petris Liquor Store, Kirks Tire, and Gas King.

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