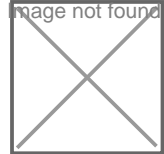


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126 MAYOR MAGRATH DRIVE N FOR LEASE

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Commercial Real Estate > Commercial Property for Lease



Location
Lethbridge, Alberta



Listing ID:
33919


MLS ID:
A2284342

\$14



 **VINKO SMILJANEC**
 (403) 330-2333

 **AVISON YOUNG**
 403-330-3338

 126 Mayor Magrath Drive N, Lethbridge , Alberta T1H 3P4

Transaction Type For Lease	Title Fee Simple	Days On Market 128
Lease Amount 14.00	Lease Frequency Annually	Zoning C-G(W)
Subdivision Westminster	Building Type Strip Mall	Year Built 1976
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 4179JK	Building Area (Sq. Ft.) 2878.00	Building Area (Sq. M.) 267.37
Lot Size (Sq. Ft.) 6233	Lot Size (Acres) 0.14	Lot Features Back Lane
Inclusions None.	Restrictions None Known	Reports 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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