

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## UNIT 4, 2845 2 AVENUE N FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Lethbridge, Alberta



**Listing ID:**  
35071


**MLS ID:**  
A2306418

**\$11**



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

 **AVISON YOUNG**  
 403-330-3338

 Unit 4, 2845 2 Avenue N, Lethbridge , Alberta T1H 6S2

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Zoning</b> I-G
<b>Subdivision</b> Anderson Industrial Park	<b>Building Type</b> Free-Standing	<b>Year Built</b> 2003
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 0412709	<b>Building Area (Sq. Ft.)</b> 2619.00	<b>Building Area (Sq. M.)</b> 243.31
<b>Lot Size (Sq. Ft.)</b> 45302	<b>Lot Size (Acres)</b> 1.04	<b>Heating</b> Overhead Heater(s)
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> Title

Located in Anderson Industrial Park, this well-positioned property is ideally suited for contractor, build service, or trade providers with a retail component. The site benefits from excellent east and west exposure along 2nd Avenue North, with opportunities for both pylon and unit signage. Featuring dual points of entry from 2nd Avenue North, this property has functional pull-through yard space to accommodate large vehicles and customer traffic. Upon entry, the unit offers a large open front flex area suitable for showroom display, reception, or office use. The main floor flows directly into a well-laid-out shop area with 20-foot clear ceilings and a 14' x 14' grade-level overhead door for efficient loading and operations. A partially finished mezzanine overlooks the shop and includes an open storage area, one finished office, and an additional unfinished office or storage space. Office areas are heated with forced air, while the shop is serviced by a dedicated unit heater. With mostly open space throughout, this unit has a functional and adaptable layout for a wide range of industrial uses.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.