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120F, 120 MAYOR MAGRATH DRIVE N FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Lethbridge, Alberta



Listing ID:
31432


MLS ID:
A2241935

\$14



 **VINKO SMILJANEC**
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 120F, 120 Mayor Magrath Drive N, Lethbridge , Alberta T1H 3P4

Transaction Type For Lease	Title Fee Simple	Days On Market 323
Lease Amount 14.00	Lease Frequency Annually	Zoning C-G(W)
Subdivision Westminster	Building Type Strip Mall	Structure Type Multi Unit
Property Type Commercial	Property Sub Type Retail	Legal Plan 4179JK
Building Area (Sq. Ft.) 3750.00	Building Area (Sq. M.) 348.38	Lot Size (Sq. Ft.) 21780
Lot Size (Acres) 0.50	Cooling Central Air	Heating Forced Air
Lot Features Back Lane	Access to Property On Major Traffic Route,Paved Road,Public Transportation Nearby,Strip Shopping Mall	Inclusions None.
Restrictions None Known	Reports Floor Plans	

Property Description This unit features a flexible floor plan and an overhead door. The unit is in a central location and offers free parking. The space would be suitable for an office, retail or light industrial user. Affordable operating costs make this unit a great option. There is additional warehouse space available at this site (Unit 1201) **Location Description** The subject property is located at an easily accessible North Lethbridge location. There is excellent exposure from Mayor Magrath Drive North, a busy main roadway that see's 20,100 VPD+. Neighbouring businesses include NAPA Autopro, Petris Liquor Store, Coin Laundry, Songer Architecture, Talk Nerdy to Me, and Liquid Deals Inc.

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