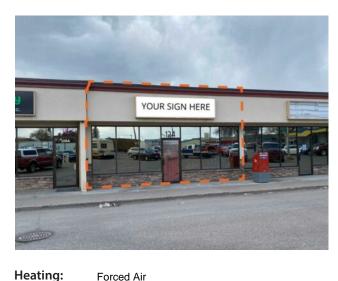


780-832-5880

cord@gpremax.com

124 Mayor Magrath Drive N Lethbridge, Alberta

MLS # A2241957



\$14 per sq.ft.

Parking:

Lot Size:

Lot Feat:

Westminster Division: Retail Type: **Bus. Type:** Sale/Lease: For Lease Bldg. Name: -Bus. Name: Size: 1,875 sq.ft. Zoning: C-G(W) Addl. Cost: **Based on Year: Utilities:**

0.50 Acre

Back Lane

Inclusions: None.

Floors:

Roof: Exterior:

Water:

Sewer:

Property Description This retail space offers a highly visible location with lots of free onsite parking in city-owned lot. This unit is virtually move-in ready for a retail user and features a finished showroom space. The unit also includes a loading area with a 12' x12' overhead door and plenty of storage. 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.