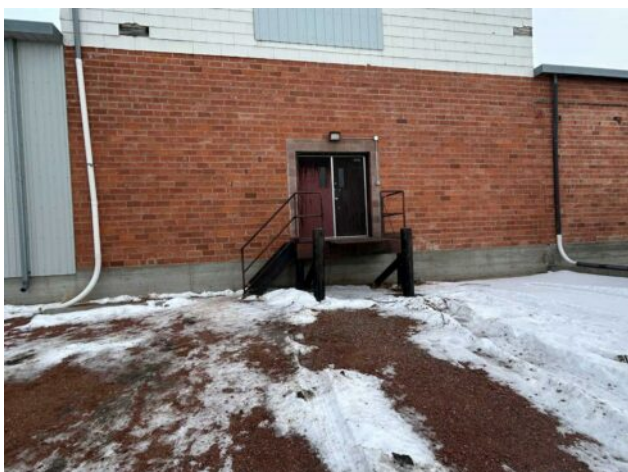


3, 2404 2nd Avenue N
Lethbridge, Alberta

MLS # A2272785



\$1,300 per month

Division: Anderson Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 900 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Character building in the industrial park. Easily accessible from Mayor Magrath Drive N. Ideal for a studio, office, training center, small trade such as electricians, plumber etc. Space can be reformatted to include additional office, kitchen, and second washroom. Onsite parking, modified loading dock. Owner of the building is a licensed real estate associate in the Province of Alberta.