



## 3221 2nd Avenue Lethbridge, Alberta

N/A

conditioning in the office and showroom spaces.

Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

MLS # A2218270



## \$10 per sq.ft.

Anderson Industrial Park

Туре:	Industrial	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	2,830 sq.ft.	
Zoning:	I-B	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	1.01 Acres

This unit features a mixed floorplan that offers a range of uses and a ton of flexibility to appeal to a variety of retail or industrial services. The floorplan breaks down as approximately 280 SF of bright open office space, 1,080 SF of showroom, 650 SF of shop and 720 SF of flex space that could be used to expand either the shop or showroom space. The unit also includes a two-piece bathroom and additional storage. Being an end-unit, there are dual access points with a prominent main entry and a secondary side entrance. The shop features one, 12'x12' overhead door (OHD), 15' ceilings, and a unit heater. There is also an RTU with air

Division: