

**120I, 120 Mayor Magrath Drive N
Lethbridge, Alberta**

MLS # A2241945



\$1,250 per month

Division: Westminster

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,152 sq.ft.

Zoning: C-G(W)

Heating:	Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.50 Acre
Sewer:	-	Lot Feat:	Back Lane
Inclusions:	None.		

Property Description This warehouse storage unit offers a flexible floor plan and an overhead door. This is a private and secure unit that is insulated and heated. The property is in a central location and offers convenient rear lane access. Additional space in the building is also available for lease. (Unit 120F). Unit is an open layout warehouse with a 12'x12' overhead door and is insulated/heated. **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.