

**124 Mayor Magrath Drive N
Lethbridge, Alberta**

MLS # A2241957



\$14 per sq.ft.

Division: Westminster

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,875 sq.ft.

Zoning: C-G(W)

Heating: Forced Air

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 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 sees 20,100 VPD+. Neighbouring businesses include NAPA Autopro, Petris Liquor Store, Coin Laundry, Songer Architecture, Talk Nerdy to Me, and Liquid Deals Inc.