

**3126 2 Avenue N
Lethbridge, Alberta****MLS # A2254789****\$1,600 per month****Division:** Anderson Industrial Park**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 2,400 sq.ft.**Zoning:** I-G**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 6.67 Acres**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Prime 2,400 sq ft commercial bay featuring an open-concept showroom at the front, ideal for retail or client-facing operations. Includes a storage mezzanine for efficient inventory management and a make-up air system for optimal ventilation and comfort. Versatile layout suitable for a variety of business uses. Great location with convenient access and ample parking.