

**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.