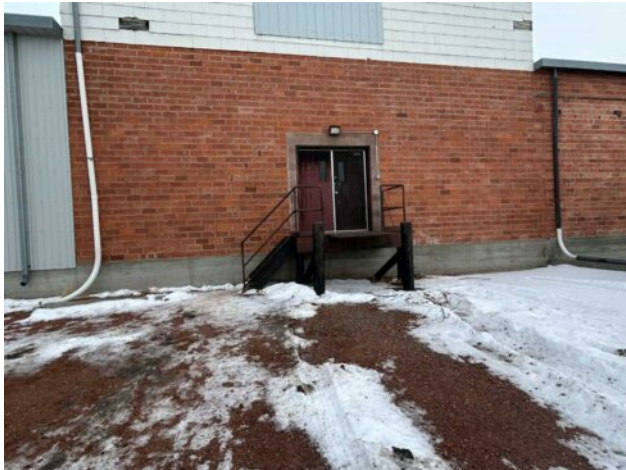


**3, 2404 2nd Avenue N
Lethbridge, Alberta****MLS # A2272785****\$1,350 per month****Division:** Anderson Industrial Park**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 900 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** None

Character building in the industrial park. Easily accessible from Mayor Magrath Drive N. Ideal for a studio, office, training center, small trade such as electricians, plumber etc. Space can be reformatted to include additional office, kitchen, and second washroom. Onsite parking, modified loading dock. Owner of the building is a licensed real estate associate in the Province of Alberta.