

**AVISON
YOUNG**

Retail space for lease

124 Mayor Magrath Drive North
Lethbridge, AB T1H 3P4



Lease Price
\$14.00 PSF



Opportunity
1,875 SF



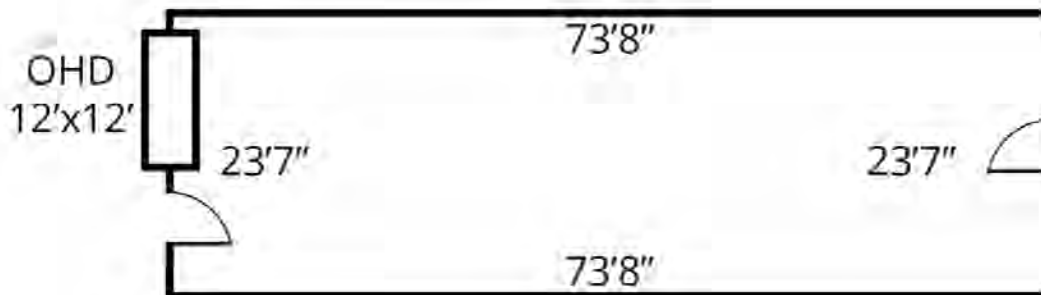
Excellent Exposure
20,100 VPD+



**Move-in ready retail space equipped with
showroom and loading area**

**Get more
property
information**

Vinko Smiljanec
Associate
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Property Description

This retail space offers a highly visible location with ample free onsite parking. This unit is 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 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.

Offering Summary

| | |
|------------------|---|
| Opportunity: | 1,875 SF |
| Legal Address: | 4179JK;1;9 |
| Zoning: | General Commercial Westminster (C-G(W)) |
| Lease Price: | \$14.00 PSF |
| Additional Rent: | \$3.50 PSF |
| Possession: | Negotiable |

Property Highlights

- Lower operating costs than other areas of the city
- 12'x12' overhead door
- Ample parking
- Visibility along Mayor Magrath Drive North



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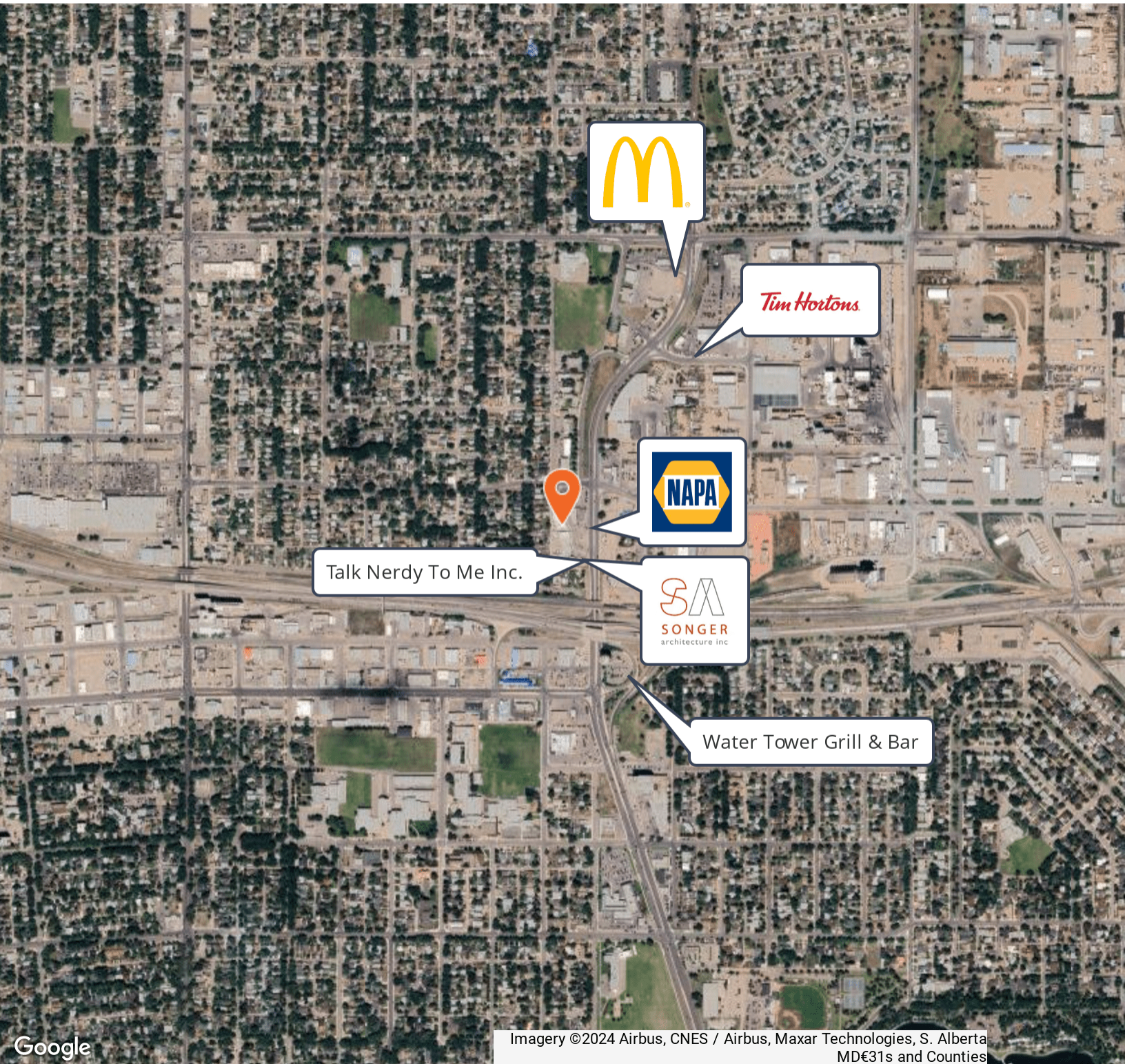
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