



For lease

2213 2 Avenue North
Lethbridge, AB



Flexible industrial & office space
tailored for automotive and beyond

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Property Description

This versatile property offers approximately 3,912 sf of industrial space and 988 sf of showroom and office space available for lease. Currently zoned for automotive use, the layout is flexible and well-suited to a variety of users.

The office includes a welcoming front reception area and adaptable space that could serve as a customer lounge or retail component. Additional office areas are ideal for staff use, administrative functions, or small parts and tool storage. The shop space features a drive-through bay with two 14' x 14' overhead doors, 17' clear span ceiling heights, 200 amp 3-phase power, unit heaters, and a portion of the rear yard space that is fenced and gated.

Property Highlights

- 988 sf of office/flex space
- 3,912 sf drive-thru bay
- Two 14'x14' OHD's
- Unit heaters in shop
- 17' ceiling heights
- Corner profile

Offering Summary

| | |
|------------------------|-----------------------------------|
| Opportunity | 4,900 sf |
| Legal Address | 6003GU;6;2 |
| Zoning | General Industrial |
| Lease Price | \$9.00 psf |
| Additional Rent | \$5.50 psf *Includes utilities |
| Possession | Negotiable |

Location Description

Industrial unit for lease near Mayor Magrath Drive North in the Southwest corner of the Anderson Industrial Park. Featuring a corner profile and prominent signage along 2 Avenue North and the corner of 22 Street North, this site has excellent exposure. With neighboring tenant LA National Auto Ltd. in the adjacent bay, this site would be a great fit for an automotive service or supply user.



Floor Plan





**KIRKS
TIRE**

**RICHARDSON
OILSEED**

**GAS
KING**

**KIRCHNER
MACHINE**

NAPA

**FAMILY
COIN LAUNDRY**

2 Avenue N

BONDUELLE

**LETHBRIDGE
BOXING CLUB**

Major Roadways
2 Avenue North | 7,100 VPD+
Mayor Magrath Drive N | 10,400 VPD+
Highway 3 | 27,030 VPD+

Highway 3

Get more property information



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