

**AVISON
YOUNG**

For lease

2213 2 Avenue North
Lethbridge, AB



Flexible industrial & office space
tailored for automotive and beyond

Vinko Smiljanec

Associate

587 425 5745

vinko.smiljanec@avisonyoung.com



Property Description

This versatile property offers approximately 3,912 sf of industrial space and 1,488 sf of office space available for lease. Currently zoned for automotive use, the layout is flexible and well-suited to a variety of users. Each area features its own exterior man door, and roughly 500 sf of office space is fully separated but could be reconnected via an internal door if needed.

The main 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

- 1,488 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	5,400 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

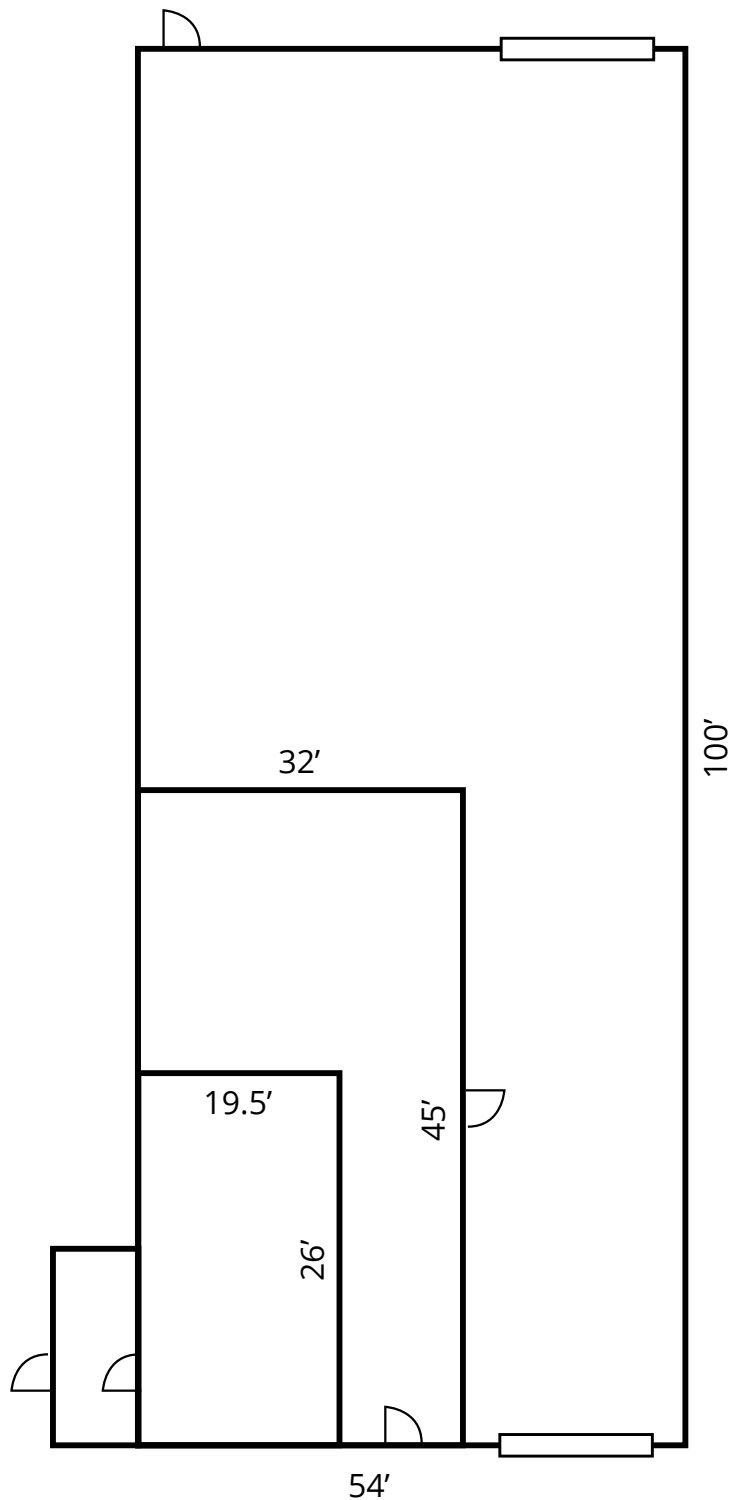
Industrial unit for lease near Mayor Magrath Drive North in the Southwest corner of the Anderson Industrial Park. Featuring a corner profile and prominent signage along 2nd Avenue North and the corner of 22nd Street North, this site has excellent exposure. With neighboring tenant LA National Auto Ltd.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

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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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Avison Young | 704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

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