# \$10 - 3221 2nd Avenue, Lethbridge

MLS® #A2218270

#### \$10

0 Bedroom, 0.00 Bathroom, Commercial on 1.01 Acres

Anderson Industrial Park, Lethbridge, Alberta

This unit features a mixed floorplan that offers a range of uses and a ton of flexibility to appeal to a variety of retail or industrial services. The floorplan breaks down as approximately 280 SF of bright open office space, 1,080 SF of showroom, 650 SF of shop and 720

SF of flex space that could be used to expand either the shop or showroom space. The unit also includes a two-piece bathroom and additional storage. Being an end-unit, there are dual access points with a prominent main entry and a secondary side entrance. The shop features one, 12'x12' overhead door (OHD), 15' ceilings, and a unit heater. There is also an RTU with air conditioning in the office and showroom spaces.

Built in 1980

#### **Essential Information**

MLS® # A2218270

Price \$10

Bathrooms 0.00

Acres 1.01

Year Built 1980

Type Commercial

Sub-Type Industrial

Status Active

# **Community Information**







Address 3221 2nd Avenue

Subdivision Anderson Industrial Park

City Lethbridge

County Lethbridge

Province Alberta

Postal Code T1H 0C5

## **Amenities**

Parking Spaces 20

### **Exterior**

Lot Description Level, Paved

#### **Additional Information**

Date Listed May 13th, 2025

Days on Market 157
Zoning I-B

# **Listing Details**

Listing Office AVISON YOUNG

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