

# \$9 - 2213 2 Avenue N, Lethbridge

MLS® #A2243264

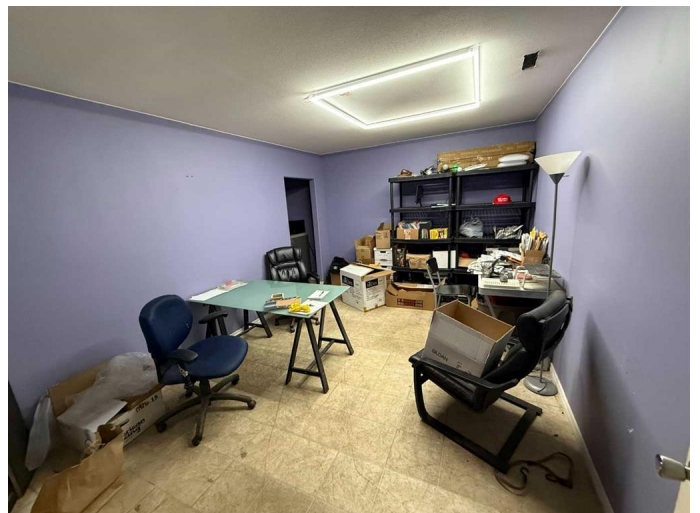
**\$9**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.77 Acres

Anderson Industrial Park, Lethbridge, Alberta

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.

This versatile property offers approximately 3,912 sq. ft. of industrial space and 1,488 sq. ft. 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 sq. ft. 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.



Built in 1958

## Essential Information

MLS® #	A2243264
Price	\$9
Bathrooms	0.00
Acres	0.77
Year Built	1958
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	2213 2 Avenue N
Subdivision	Anderson Industrial Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0C1

### Interior

Heating	Radiant
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### Additional Information

Date Listed	July 25th, 2025
Days on Market	21
Zoning	I-G

### Listing Details

Listing Office	AVISON YOUNG
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