



Warehouse space for lease

1201 Mayor Magrath Drive North
Lethbridge, AB



**Developed storage bay
with overhead door in a
convenient location.**



1,152 SF



Heated + insulated



Easily accessible

Get more property information

Vinko Smiljanec

Associate

D587 425 5745

vinko.smiljanec@avisonyoung.com



Property Description

This warehouse storage unit offers a flexible floor plan and an overhead door. This is a private and secure unit that is insulated and heated. The property is in a central location and offers convenient rear lane access. Additional space in the building is also available for lease.

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 sees 20,100 VPD+.

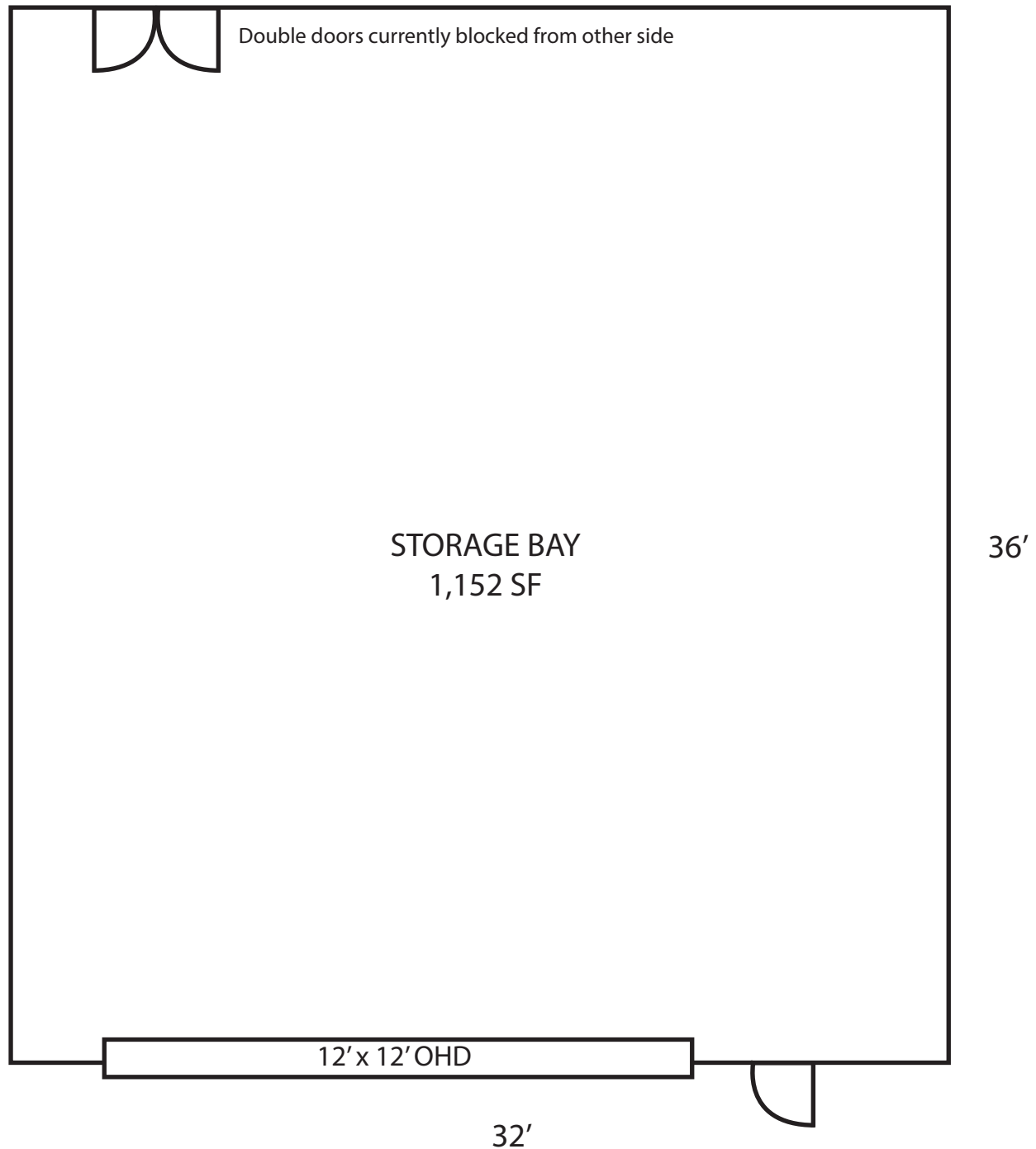
Neighbouring businesses include NAPA Autopro, Petris Liquor Store, Family Coin Laundry, Songer Architecture, Talk Nerdy to Me, Kennedy's Upholstery, Liquid Deals Big Box Outlet, and Electric Skin Clinic.

Offering Summary

Opportunity	1,152 SF
Legal Address	4179JK;1;10,11
Zoning	General Commercial Westminster (C-G(W))
Lease Price	\$1,250 / Month (Gross)
Possession	July 1, 2025

Property Highlights

- Open layout warehouse
- Insulated + heated
- Includes a 12' x 12' overhead door
- Rear lane access
- Shared garbage
- Conveniently accessible location





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

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