

Commercial space for lease

120F Mayor Magrath Drive North
Lethbridge, AB



Flexible unit in a central location with excellent visibility and easy access. Affordable operating costs.



3,640 SF



Flexible floor plan



Free parking

Get more property information

Vinko Smiljanec

Associate

D587 425 5745

vinko.smiljanec@avisonyoung.com



Property Description

This unit features a flexible floor plan and an overhead door. The unit is in a central location and offers free parking. The space would be suitable for an office, retail or light industrial user. Affordable operating costs make this unit a great option.

There is additional warehouse space available at this site. [VIEW WAREHOUSE DETAILS HERE](#)

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.

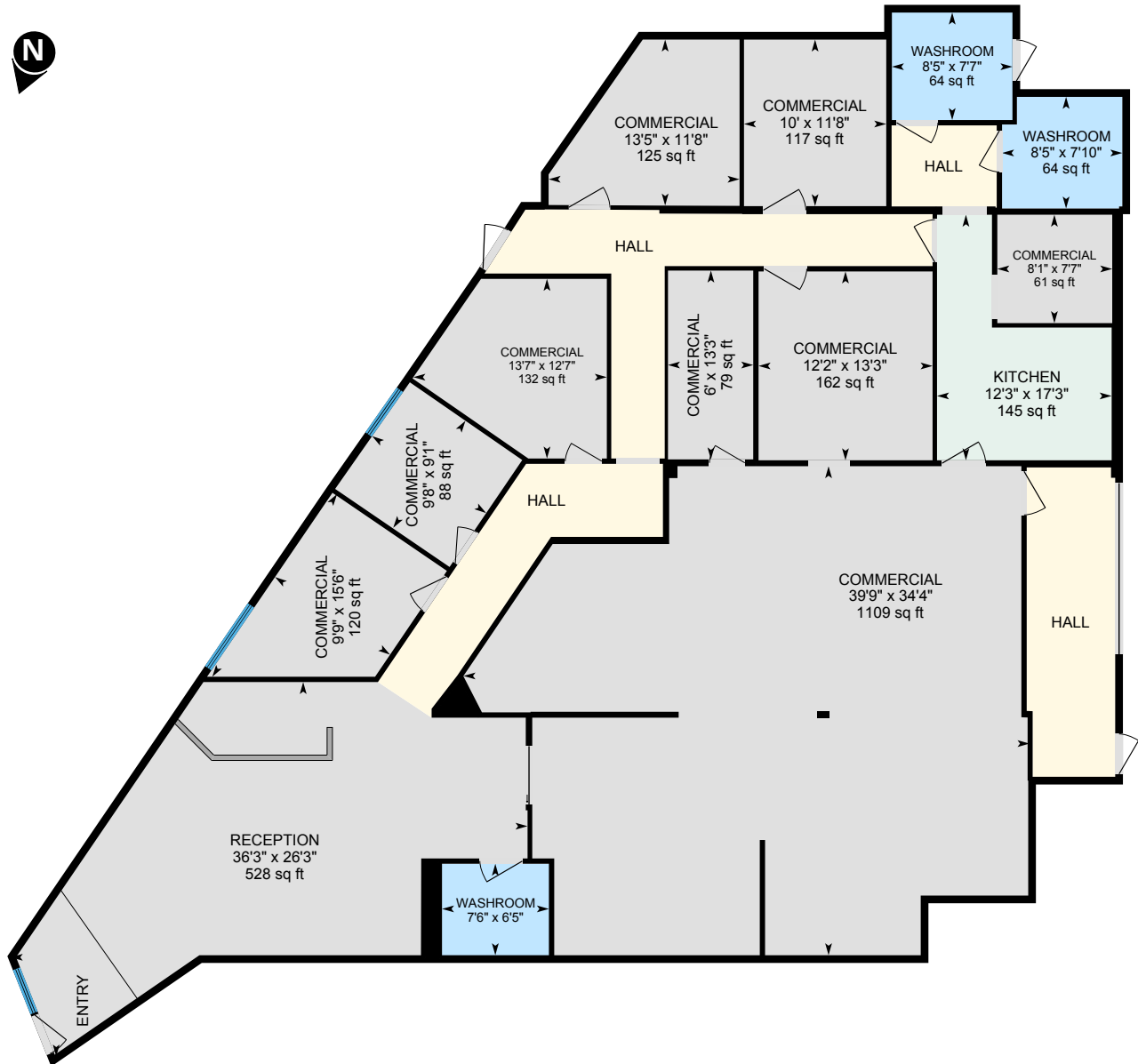
Offering Summary

Opportunity	3,640 SF
Legal Address	4179JK;1;10,11
Zoning	General Commercial Westminster (C-G(W))
Lease Price	\$14.00 PSF
Additional Rent	\$3.50 PSF
Possession	Immediately

Property Highlights

- Lower operating costs than other areas of the city
- The current layout accommodates 6 private offices
- Overhead door
- Ample free parking
- Visibility along Mayor Magrath Drive North





VIRTUAL TOUR



GAS KING

**PETRIS LIQUOR
STORE**

**ELECTRIC SKIN
CLINIC**

NAPA

**FAMILY COIN
LAUNDRY**

**LIQUID DEALS
BIG BOX OUTLET**



MAYOR MAGRATH DRIVE N (20,100 VPD#)

**LETHBRIDGE
BOXING CLUB**

**BONDUELLE
CANADA**

Get more property information

Vinko Smiljanec

Associate

D587 425 5745

vinko.smiljanec@avisonyoung.com

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

© 2025, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**