

# \$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

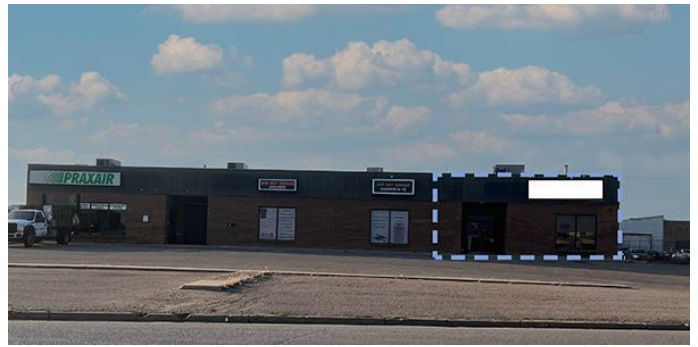
SF of flex space that could be used to expand either the shop or showroom space. The unit also includes a two-piece bathroom and additional storage. Being an end-unit, there are dual access points with a prominent main entry and a secondary side entrance. The shop features one, 12'x12' overhead door (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 | 80             |
| Zoning         | I-B            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | AVISON YOUNG |
|----------------|--------------|

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