

# \$1,250 - 120i, 120 Mayor Magrath Drive N, Lethbridge

MLS® #A2241945

**\$1,250**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.50 Acres

Westminster, Lethbridge, Alberta

## 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. (Unit 120F). Unit is an open layout warehouse with a 12'x12' overhead door and is insulated/heated.

## 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, Coin Laundry, Songer Architecture, Talk Nerdy to Me, and Liquid Deals Inc.

## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | A2241945   |
| Price     | \$1,250    |
| Bathrooms | 0.00       |
| Acres     | 0.50       |
| Type      | Commercial |
| Sub-Type  | Retail     |
| Status    | Active     |

## Community Information



|             |                                 |
|-------------|---------------------------------|
| Address     | 120i, 120 Mayor Magrath Drive N |
| Subdivision | Westminster                     |
| City        | Lethbridge                      |
| County      | Lethbridge                      |
| Province    | Alberta                         |
| Postal Code | T1H 3P4                         |

### **Interior**

|         |         |
|---------|---------|
| Heating | Radiant |
|---------|---------|

### **Exterior**

|                 |           |
|-----------------|-----------|
| Lot Description | Back Lane |
|-----------------|-----------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 27              |
| Zoning         | C-G(W)          |

### **Listing Details**

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

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