

# \$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

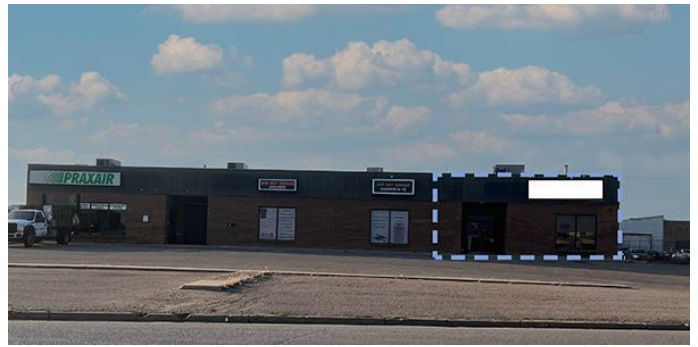
SF of flex space that could be used to expand either the shop or showroom space. The unit also includes a two-piece bathroom and additional storage. Being an end-unit, there are dual access points with a prominent main entry and a secondary side entrance. The shop features one, 12'x12' overhead door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

Lot Description	Level, Paved
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### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	100
Zoning	I-B

### **Listing Details**

Listing Office	AVISON YOUNG
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