

# \$14 - 124 Mayor Magrath Drive N, Lethbridge

MLS® #A2241957

## \$14

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.50 Acres

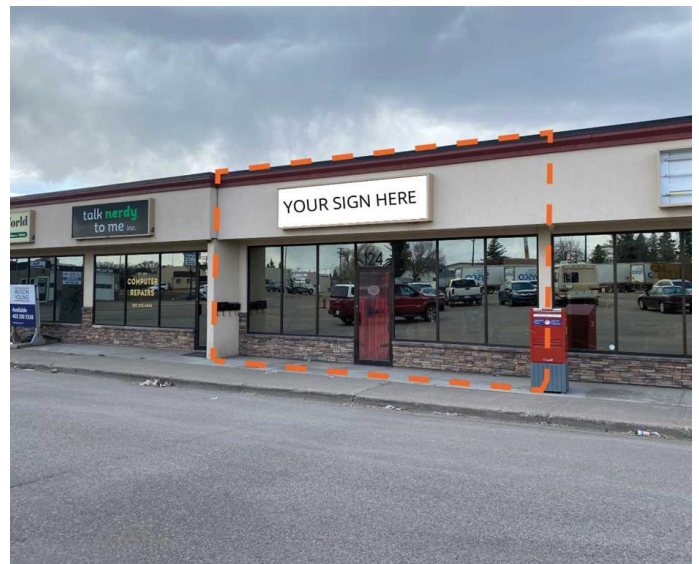
Westminster, Lethbridge, Alberta

### Property Description

This retail space offers a highly visible location with lots of free onsite parking in city-owned lot. This unit is virtually move-in ready for a retail user and features a finished showroom space. The unit also includes a loading area with a 12'™x12'™ overhead door and plenty of storage.

### 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.

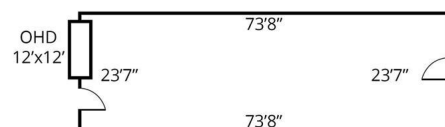


### Essential Information

|           |            |
|-----------|------------|
| MLS® #    | A2241957   |
| Price     | \$14       |
| Bathrooms | 0.00       |
| Acres     | 0.50       |
| Type      | Commercial |
| Sub-Type  | Retail     |
| Status    | Active     |

### Community Information

Address 124 Mayor Magrath Drive N



|             |             |
|-------------|-------------|
| Subdivision | Westminster |
| City        | Lethbridge  |
| County      | Lethbridge  |
| Province    | Alberta     |
| Postal Code | T1H 3P4     |

### **Interior**

|         |             |
|---------|-------------|
| Heating | Forced Air  |
| Cooling | Central Air |

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 14              |
| Zoning         | C-G(W)          |

### **Listing Details**

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

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