

\$17 - 206, 1921 Mayor Magrath Drive S, Lethbridge

MLS® #A2139887

\$17

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Lakeview, Lethbridge, Alberta

Thinking about moving or setting up your new business, look no more! Set up your business in the well-established Magrath Centre Business Centre. Unit #206 (2nd Floor), 1921 Mayor Magrath Drive South. An amazing location just off Mayor Magrath Drive offers a Professional/clinic office space. This is a well-established building with plenty of FREE parking to accommodate almost any type of business, including a Dentist/ doctor's office. This space has proven to be an excellent location for a Dental practice as it has been a Dentist office since 2002. 3534 square feet of gross space (2255 square ft on the main floor as you walk into the space, an additional 1279 square feet is on the second level) Please note 2nd level will be provided at a discounted rate.

Modern Design with amazing stone work (turnkey space), 5 separate treatment stations/spaces on main floor and open concept on second level), is plumbed for 2 more stations. Spacious feel with vaulted ceiling, smaller office off main reception, 2 large stations, admin area at front, Sink station centrally located in suite, 2 client washrooms on main floor, private washroom with shower on second level kitchenette and laundry hookups on second level, More washrooms available just outside space (wheelchair accessible) Private Patio for tenant use , Plenty of storage, Plenty of windows in space on West, North and East walls. Most interior walls are not structural so redesign possible,



possibilities for signage on the windows of this space and on the large lit Directory board on Mayor Magrath. Private rear staff door.

Dentists, please take note, this office has been approved for use because of the amount of parking. Great place to set up your new practice! (Currently is a Dentist office. As you may already know zoning and parking are some of your largest hurdles to deal with. This space is currently zoned as Medical Health, so all the hard work is done..

Built in 1981

Essential Information

MLS® #	A2139887
Price	\$17
Sold Price	\$17
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Office
Status	Sold

Community Information

Address	206, 1921 Mayor Magrath Drive S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2S4

Amenities

Utilities	Electricity Available, Garbage Collection, High Speed Internet Available, Phone Available, Sewer Available, Water Available
Parking Spaces	90

Interior

Heating	Baseboard, Boiler, Forced Air, Make-up Air
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Cooling	Central Air
Exterior	
Roof	Metal
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2024
Date Sold	January 13th, 2025
Days on Market	217
Zoning	C-H
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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