

\$17 - 201, 1921 Mayor Magrath Drive S, Lethbridge

MLS® #A2165649

\$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. Available immediately Unit #201 (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 Accountants, Lawyer, Financial Services, Counselling Services, Chiropractic, Physiotherapist / doctor's office. This space has proven to be an excellent location, it was a Sports Medicine Clinic for many years, and recently was used for a personal services type business. 4277 square feet of gross space (3319 square ft on the main floor as you walk into the space sq ft , an additional 958 square feet is on the second level) Modern Design (basically turnkey space), 11 separate offices/ treatment rooms in total, 9 on main floor, and 2 on the second level and an open concept on second level), Spacious feel with vaulted ceiling, main reception/ admin area at front, The wide-open larger area could be used for fitness area or great for a bullpen with more workstations if needed, Sink station centrally located in suite, has large wheelchair accessible washroom on main floor with shower, some rooms currently have sinks that can be easily removed, kitchenette and laundry hookups, 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 some along South wall. 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. Physiotherapists, Doctors, chiropractors please take note, this office has been approved for use because of the amount of parking. Great place to set up your new practice! (Space is currently vacant and easy to view). 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/Personal Services so all the hard work is done. This space is also zoned and has permitted use for Office, Financial Institution and Business Support Service. Come Have A Look!!!

Built in 1981

Essential Information

MLS® #	A2165649
Price	\$17
Sold Price	\$16
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Office
Status	Sold

Community Information

Address	201, 1921 Mayor Magrath Drive S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2S4

Amenities

Parking Spaces 90

Interior

Heating Baseboard, Boiler, Make-up Air, Forced Air
Cooling Central Air, Full

Exterior

Roof Metal
Foundation Poured Concrete

Additional Information

Date Listed September 13th, 2024
Date Sold October 23rd, 2024
Days on Market 40
Zoning C-H
HOA Fees 0.00

Listing Details

Listing Office Lethbridge Real Estate.com

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