

FOR LEASE

1200 BLOCK

1251 3rd Avenue South, Lethbridge, AB

BAYS AVAILABLE FROM 1,200 SF



REINHARD FRITZ
ARCHITECT
INC.

ARTIST'S CONCEPTION
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CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

David Cooney
Partner
780 917 8327
david.cooney@cwedm.com



Robert Kinniburgh
403 315 5154
robert@bankerscommercial.com

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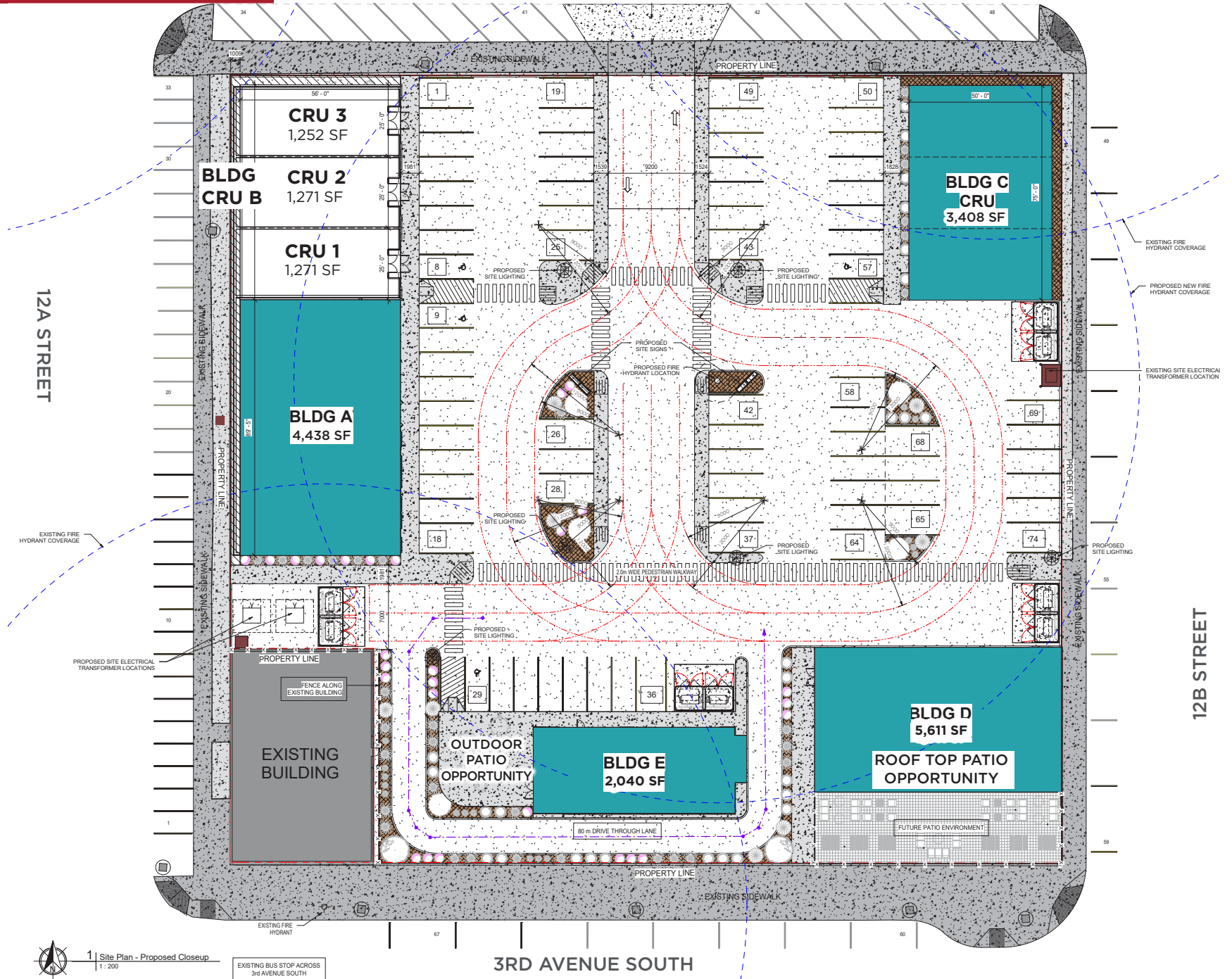
THE OPPORTUNITY

- Prime Central Lethbridge location
- Access via 2nd Avenue South with excellent visibility along the 3rd Avenue South corridor, and both 12A and 12B Streets
- Redevelopment of entire City block
- 36,203 people within 3 km, approximately one-third of Lethbridge's population
- Main floor retail spaces available from 1,200 SF
- One drive-thru available
- Opportunity for roof top patio in Building D
- Second floor office spaces available
 - Up to 3,408 SF (Building C)
- In addition to excellent on-site parking there are over 30 parking stalls along 12A Street and 15 parking stalls along 2nd Avenue South
- Commercial Zoning allows for a wide range of uses



SITE PLAN

2ND AVENUE SOUTH



1 | Site Plan - Proposed Closeup
1:200

EXISTING BUS STOP ACROSS
3RD AVENUE SOUTH

3RD AVENUE SOUTH

12A STREET

12B STREET



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