



2653 Scenic Drive North Lethbridge, AB



1,388 sf CRU available for lease

Legacy Gate is a quality retail development in North Lethbridge. Please reach out to discuss additional build to suit opportunities.

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property
information**

Jeremy Roden
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Platinum member

THE LOCATION

Legacy Gate is a quality retail development strategically located between new and mature residential communities.

Located just off Scenic Drive North (11, 800 VPD+), the location offers excellent visibility, easy access and high traffic counts.



THE SPACE

Lease Rate
Negotiable

Additional Rent
\$12 psf
(2020)

- Building & pylon signage available
- On-site, shared parking lot
- Neighbourhood Commercial Zoning
- CRU's are built to shell and can be customized to best suit individual tenant requirements
- Current site tenants include: 7-Eleven, Petro Canada, Tim Hortons, Ace Liquor, Jetz Car Wash, Panago Pizza, The Great Canadian Oil Change, Halo Salon & Spa, Pharmasave, KFC and WestCan Cannabis.

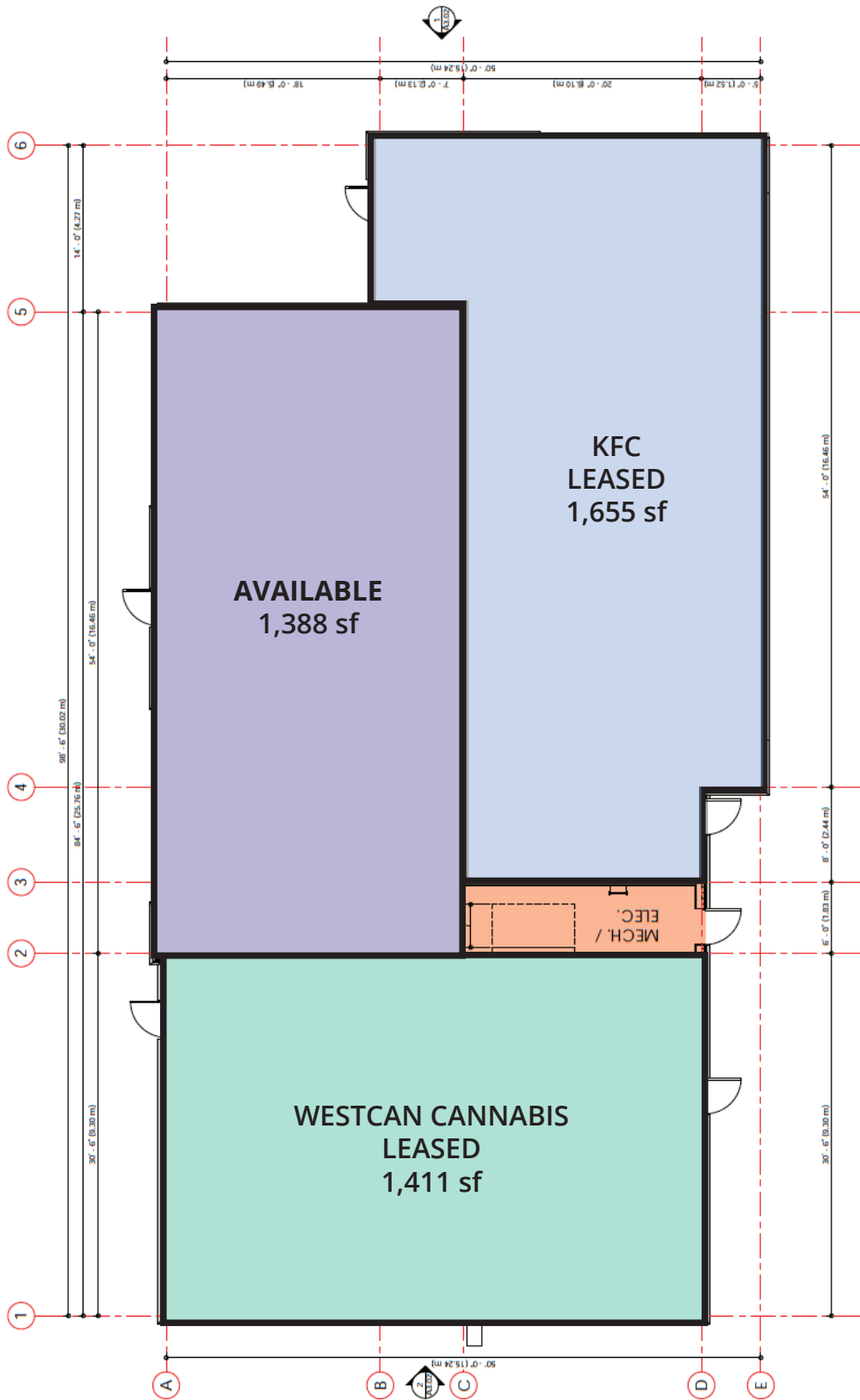


Building E 1,388 sf
Available for April 2021

Building C Flexible Space Options
Build to Suit

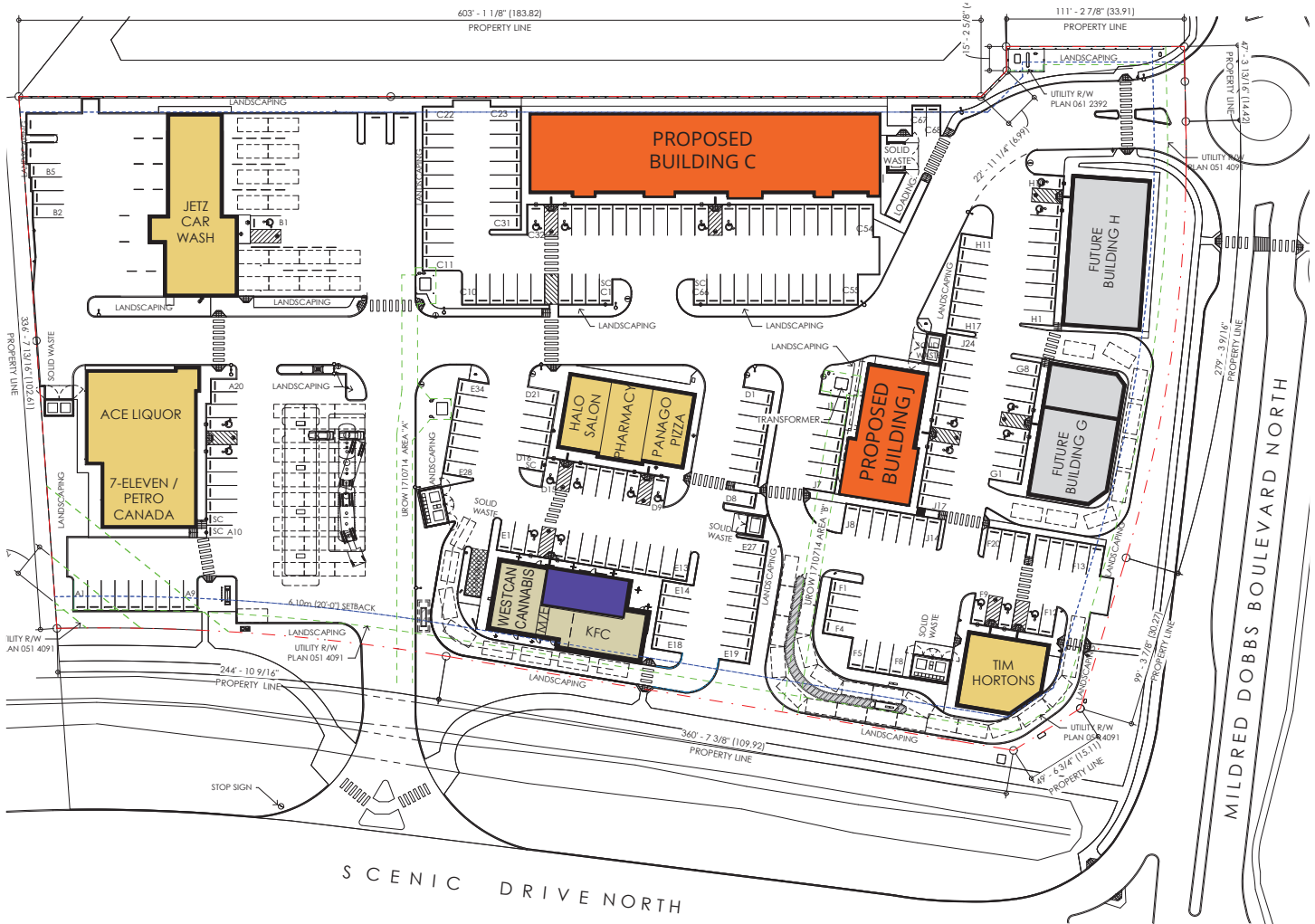
Building J Flexible Space Options
Build to Suit

FLOOR PLAN



The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed or warranted by Avison Young Lethbridge (2016) Inc. nor can it form any part of any future contract.

SITE PLAN



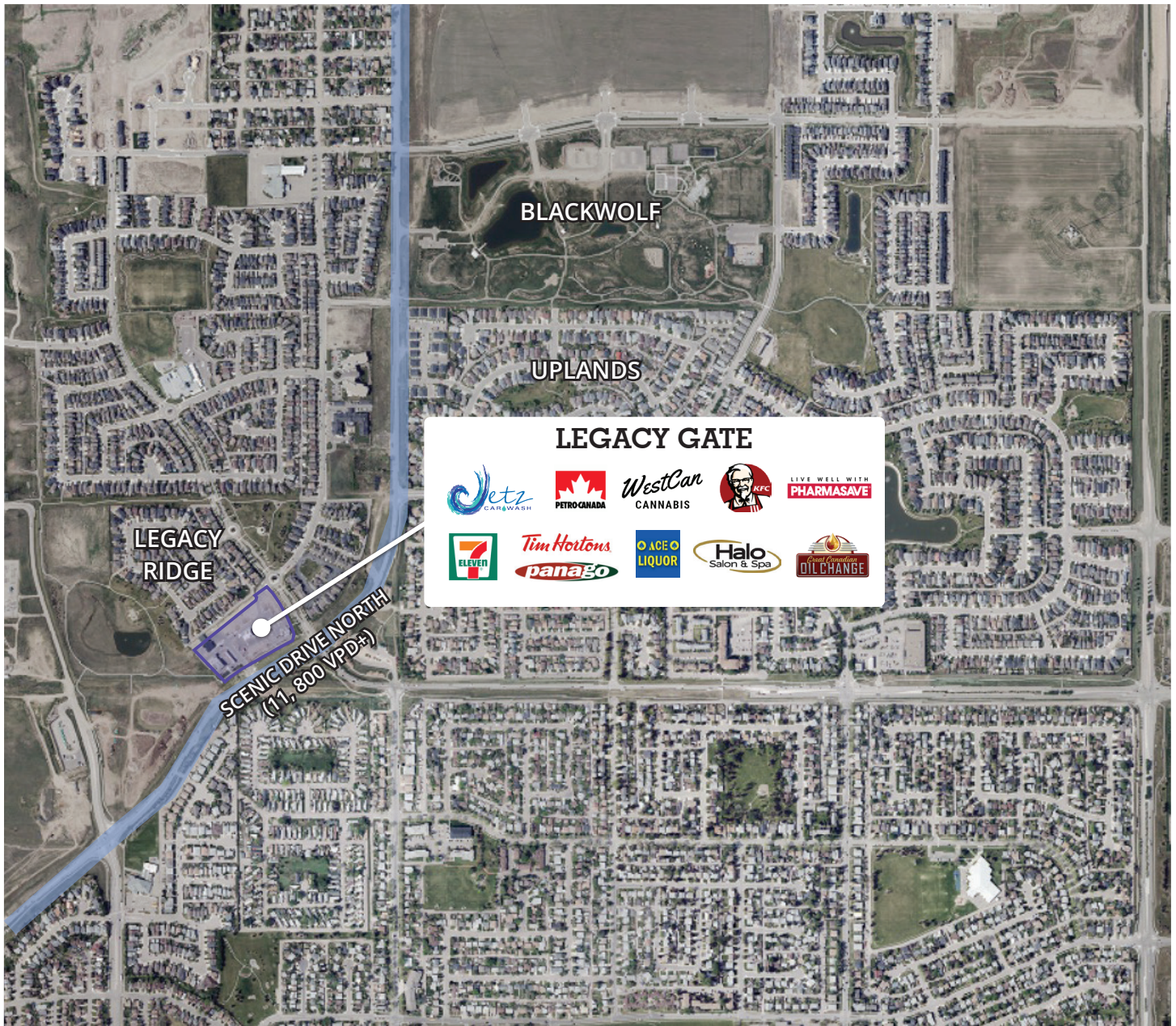
- AVAILABLE
 - BUILD TO SUIT
 - FUTURE BUILDING



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LOCATION MAP



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