

**AVISON
YOUNG**

3405 2 Avenue South

Lethbridge, AB



FOR LEASE

For more property information

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Property Overview

Municipal Address

3405 2 Avenue South
Lethbridge, AB

Legal Address

9910304;1;2

Zoning

Highway Commercial (C-H)

Building Area

13,523 sf

Site Area

1.5 Acres

Lease Price

\$22.00 psf

Additional Rent

\$6.96 psf

Possession

January 1, 2026

Signage

Building & pylon

Parking

Large on-site parking lot

Exposure

25,100 VPD+ (Highway 3)



Property Details

Ideal for automotive use, this large-format commercial property offers a move-in-ready facility for an automotive service center, parts supplier, or dealership. Operating as a Honda dealership since day one, the building features a modern, nicely finished showroom and sales offices totaling approximately 5,070 sf, complete with a customer lounge, parts counter, and waiting area. A small mezzanine adds another 967 sf of finished space, including two offices and staff room.

The property features a 7,486 sf automotive service shop equipped with approximately eight vehicle hoists, floor drains throughout, and a dedicated wash/detailing area that can accommodate two to three vehicles. The shop also includes two overhead doors - a 12' x 12' at the back and a 10' x 10' on the side - with 18' ceiling heights.

Strategically positioned on the lot to maximize site usage, the fully paved property includes proper drainage and offers excellent accessibility, making it ideal for a range of operations. Well maintained throughout, this facility presents a rare opportunity for automotive businesses to lease a turnkey space in a desirable location.



1.5
Acres



25,100
Hwy 3 Exposure
(VPD+)



10
Offices



18'
Shop
Ceilings

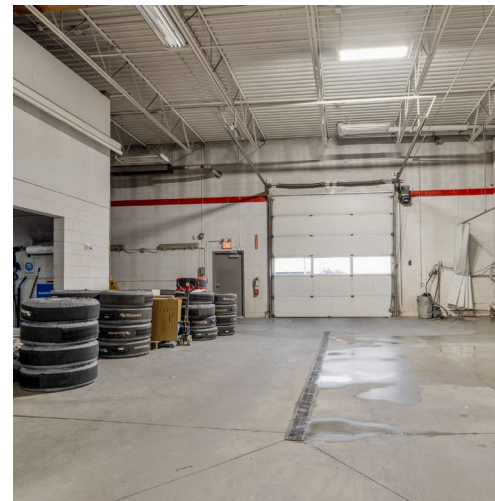
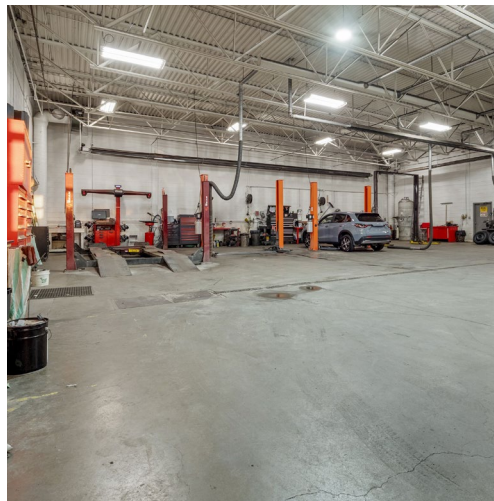
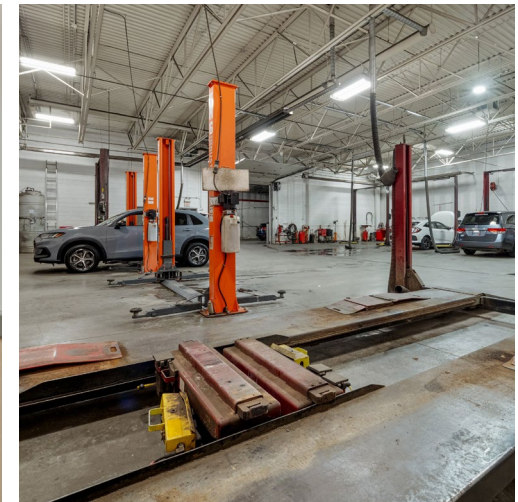
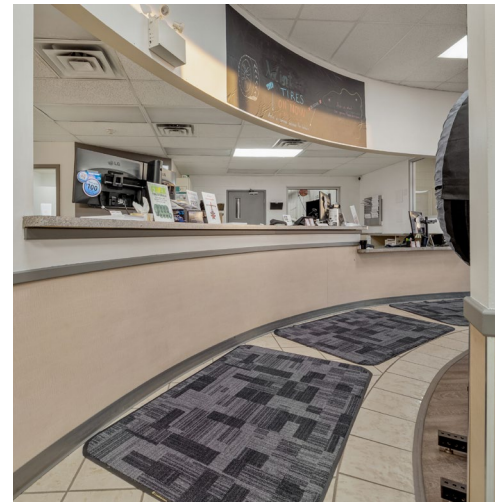
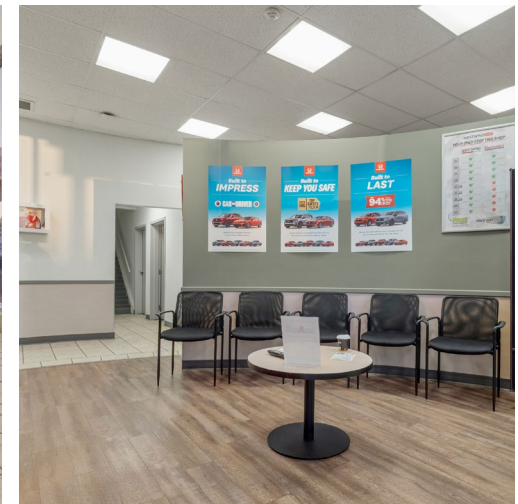
Uses

Permitted Uses

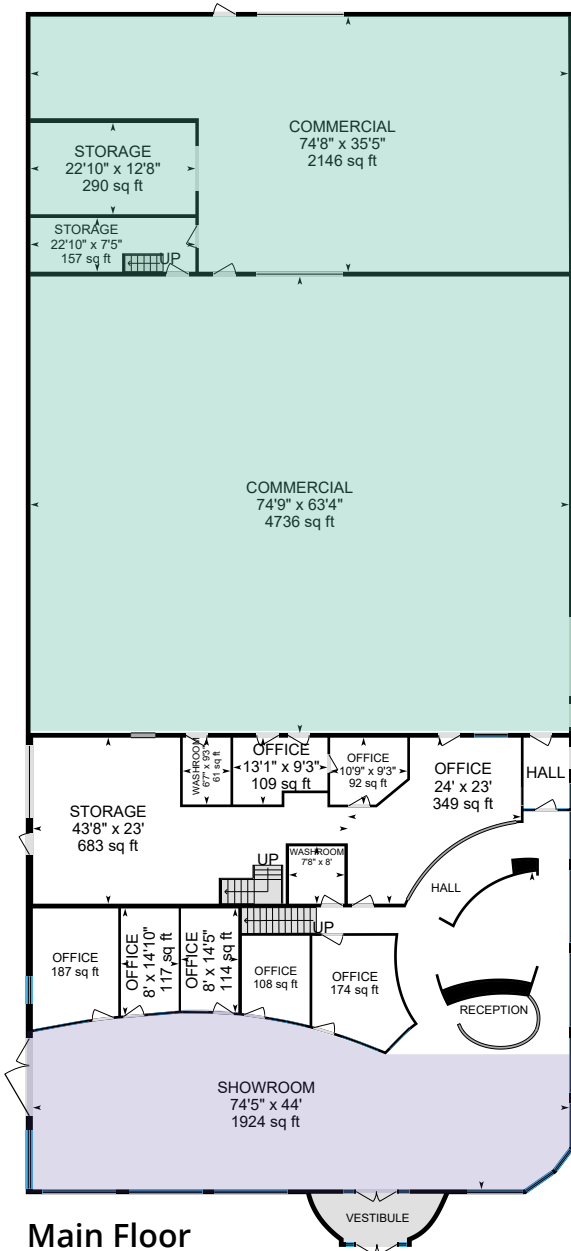
- Accessory Buildings
- Automotive Shops
- Car Wash
- Household Repair Services
- Manufacturing, Specialty
- Offices
- Recycling Facilities
- Retail Stores
- Service Stations
- Transportation Services
- Vehicle Sales, Rental
- Warehouse, Retail

Discretionary Uses

- Equipment Sales, Rental, Service
- Garden Centres
- Medical and Health Facilities (Inpatient and Outpatient)
- Parking Facilities
- Protective Services
- Religious Assembly
- Truck Stops
- Utility Facilities

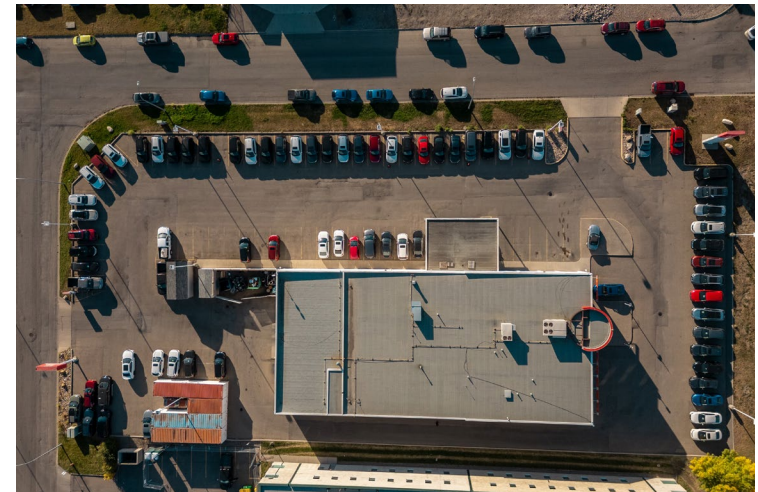
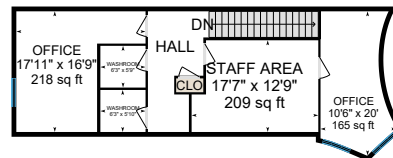


3405 2 Avenue South, Lethbridge, AB



Legend

- Shop Area
- Office Area
- Showroom

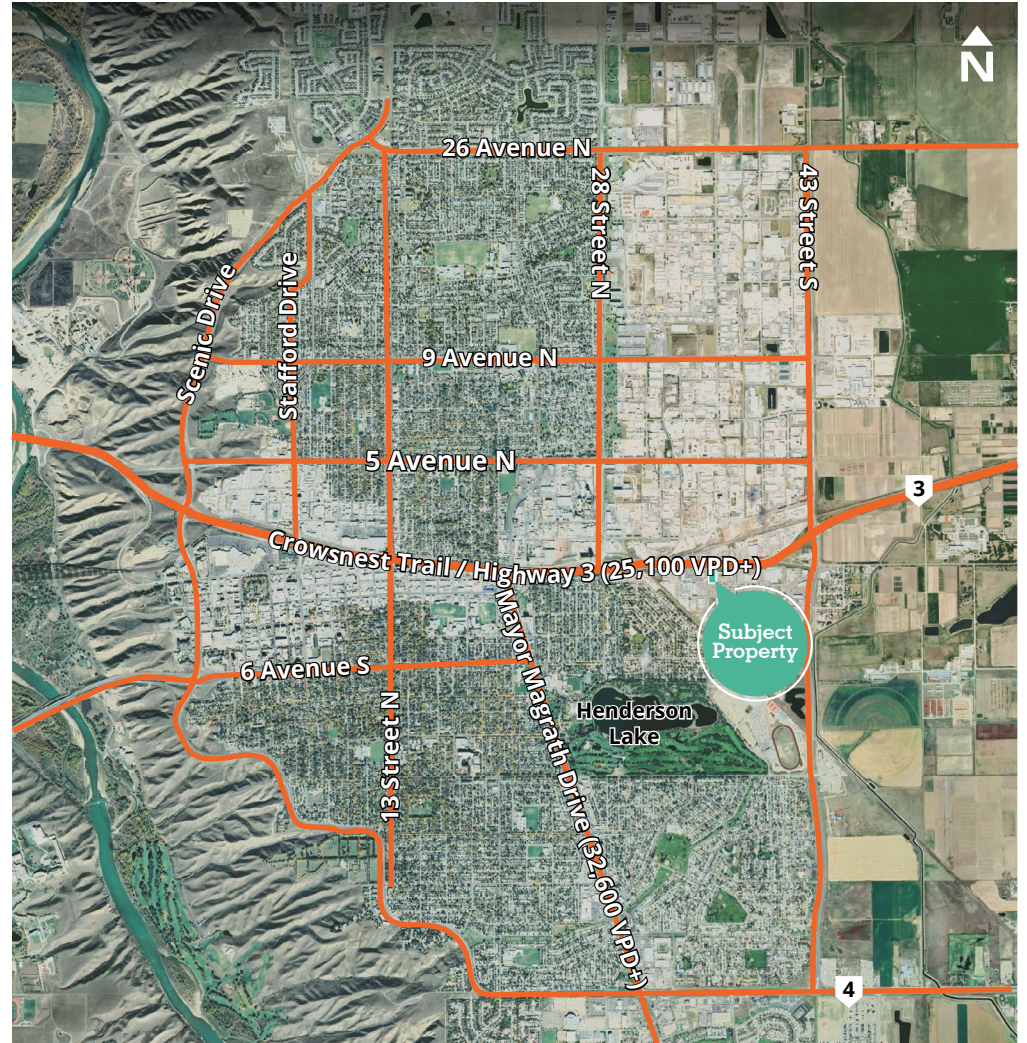


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Highway 3 (25,100 VPD+)





Location

This rare standalone commercial property offers easy access and great visibility along Crownsnest Trail (Highway AB-3). Situated in the heart of the Lethbridge Auto Mall, the property benefits from strong co-tenancy within a 1-kilometre radius. This corner lot is a massive, fully paved 1.5-acres with dual points of access from both 2 Avenue South and 34 Street South.

The nearby area is supported by quality businesses such as Rocky Mountain Equipment, Davis GMC Buick, Roofmart, Sunbelt Rentals, Volkswagen Lethbridge, Subaru of Lethbridge, and the Lethbridge Casino. Lethbridge itself has a current population of 111,400 and is the center of a trade area that serves over 340,000 people across areas of Alberta, British Columbia, and Montana.

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