

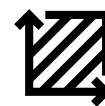
**AVISON
YOUNG**

Retail property for lease

2720 Mayor Magrath Drive South
Lethbridge, AB T1K 7J5



**Stand-alone commercial
building available in a
desirable location**



3,500 SF



Single tenant property



Exposure to 32,600 VPD+

Get more information

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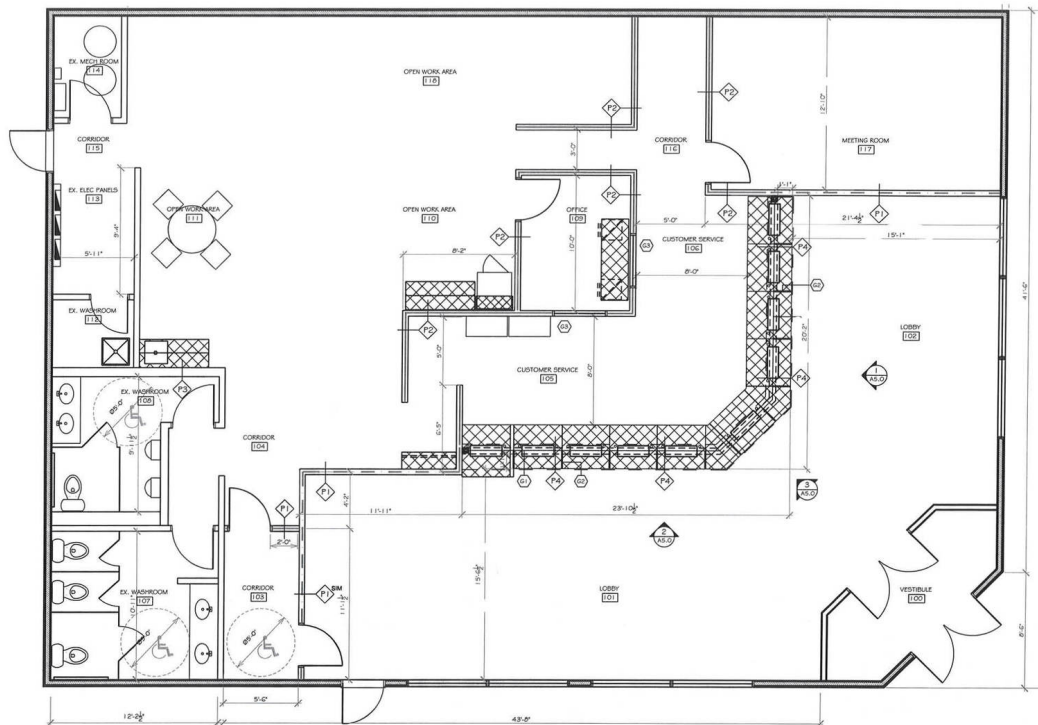
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Property Description

This stand-alone building offers an excellent opportunity for a medical user, retail space, or a health and wellness service provider. The layout includes a large reception and waiting area and multiple offices with the option to build out the space to include additional office space.

There is lots of natural light from the front large windows and well-distributed overhead lighting and HVAC throughout the space. There is also a kitchenette and built-out male and female washrooms. Please contact an Associate to discuss this opportunity further.

Location Description

The subject property is located just off Mayor Magrath Drive South. The location features great exposure, easy access, and high traffic counts (32,600 VPD+). The property is centrally located in Lethbridge's primary retail node, in close proximity to mature residential neighbourhoods and national anchor tenants.

Offering Summary

Opportunity:	3,500 SF
Site Size:	0.62 Acres
Legal Address:	9711035;2;2
Zoning:	Highway Commercial (C-H)
Lease Price:	Market Rates
Additional Rent:	9.50 PSF (Estimated)
Possession:	Negotiable

Property Highlights

- Prominent South Lethbridge location
- Stand-alone single-tenant building
- High traffic counts along Mayor Magrath Drive (32,600 VPD+)
- The site includes 35-plus parking stalls
- Excellent building and pylon signage opportunity

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