



*\*Visual representation only, exact building design subject to change.*

**Quality commercial  
opportunity in a mixed-use  
building. Vibrant down-  
town location!**



**Opportunity**  
1,000 sf +/-



**Lease Price**  
Market Rates



**Possession**  
Mid 2027

## Get more property information

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## Property Description

Kilkenny Gardens is a vibrant urban living solution that is designed to maximize the quality of life for residents. As part of this exciting Downtown Lethbridge revitalization project, the main floor will offer quality leasable commercial space to service building tenants and the larger Lethbridge community. Flexible CRU sizing is available to best suit your business needs. For more information on joining Kilkenny Gardens, please contact an Associate.

## Location Description

Situated on the corner of 2 Avenue South and 5 Street South, the subject property offers a trendy downtown location. Kilkenny Gardens is in close proximity to the many community events hosted at Galt Gardens and Festival Square.

This desirable location is also within walking distance for many downtown business professionals to grab a coffee, workout, shop, etc. on their lunch break or on their way home from the office. Neighbouring businesses include: Pure Spa, Union Salon & Barber Shop, Southern Alberta Art Gallery, Beirut Shwarma, Silla, Taro Noodle House, Park Place Mall, Stringam LLP, CASA, and Olive Branch Jewelry.

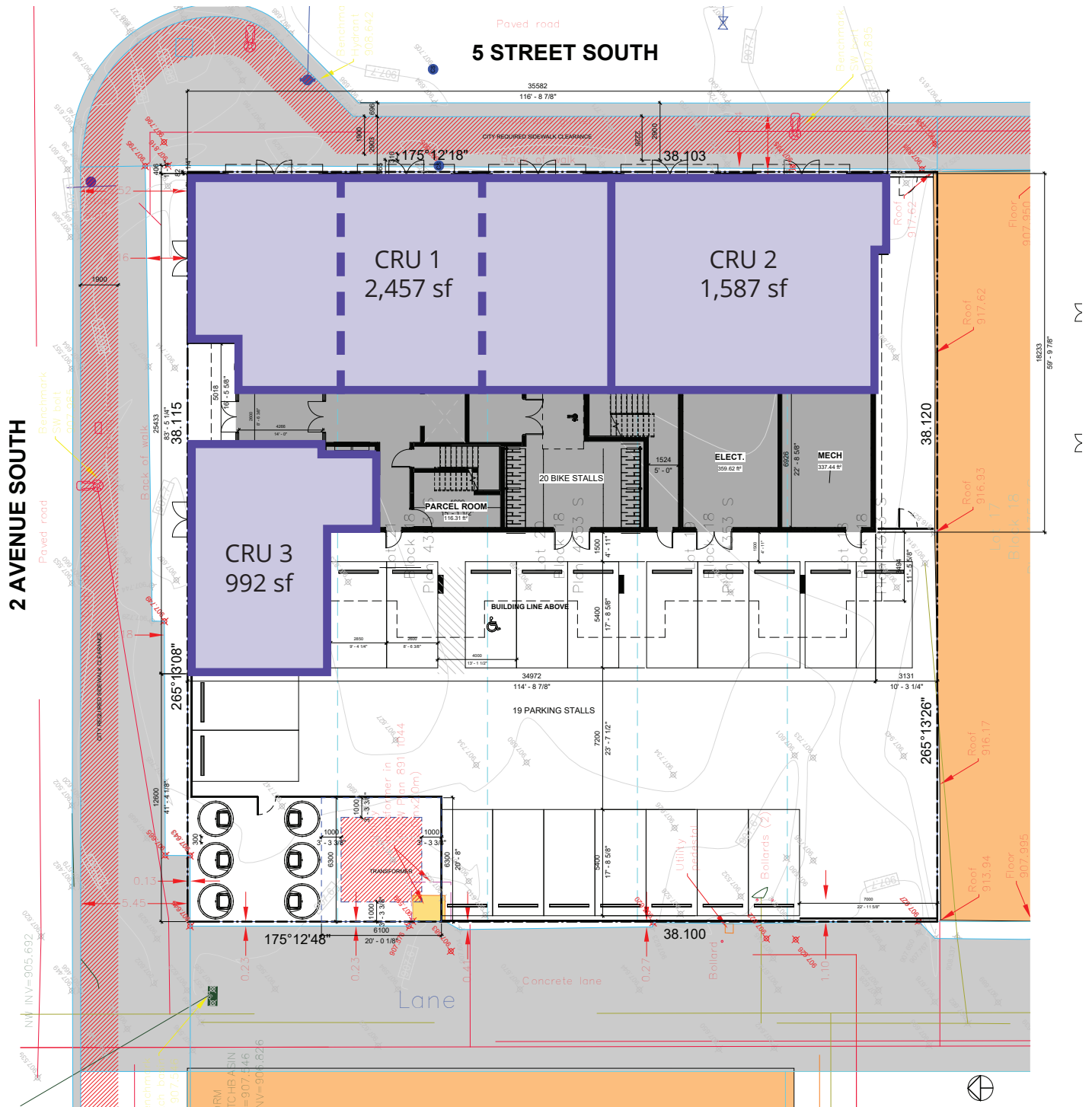
## Offering Summary

<b>Opportunity</b>	1,000 sf +/-
<b>Legal Address</b>	4353S;18;19-22
<b>Zoning</b>	Downtown Commercial
<b>Lease Price</b>	Market Rates
<b>Additional Rent</b>	TBD
<b>Possession</b>	Mid 2027

## Property Highlights

- Energy-efficient building design
- Flexible main floor commercial space options
- Excellent access and exposure
- Vibrant downtown location
- Planned 6 floors of residential units
- Across the street from Galt Gardens

## Main Floor Site Plan



\*Conceptual CRU layout, exact unit sizing subject to change based on tenant interest.