



**Flexible retail unit
offering great exposure
with frontage along
3rd Avenue South**



1,945 sf



Large storefront
windows



Exposure to
13,600 VPD+

Get more property information

Ashley Soames

Principal, Vice President

D 403 942 6692

ashley.soames@avisonyoung.com

Ryan DiFlorio

Senior Associate

D587 800 9978

ryan.diflorio@avisonyoung.com



Property Description

This 1,945 sf retail opportunity offers a flexible shell space suitable for a variety of retail, showroom, or service uses. The premises features large storefront windows that provide abundant natural light and excellent visibility. The open layout allows tenants to customize the space to meet their operational requirements. Located in an established commercial corridor, the property presents an excellent opportunity for businesses seeking exposure, accessibility, and a prominent street presence.

Location Description

Positioned along busy 3rd Avenue South, the property benefits from exceptional frontage and exposure to approximately 13,600 vehicles per day. The location offers convenient access to Downtown Lethbridge and is surrounded by a mix of commercial businesses, professional services, and residential neighbourhoods, generating consistent local traffic throughout the day. Prominent street visibility, pedestrian accessibility, and nearby amenities make this an attractive location for retailers looking to establish or expand their presence in South Lethbridge.

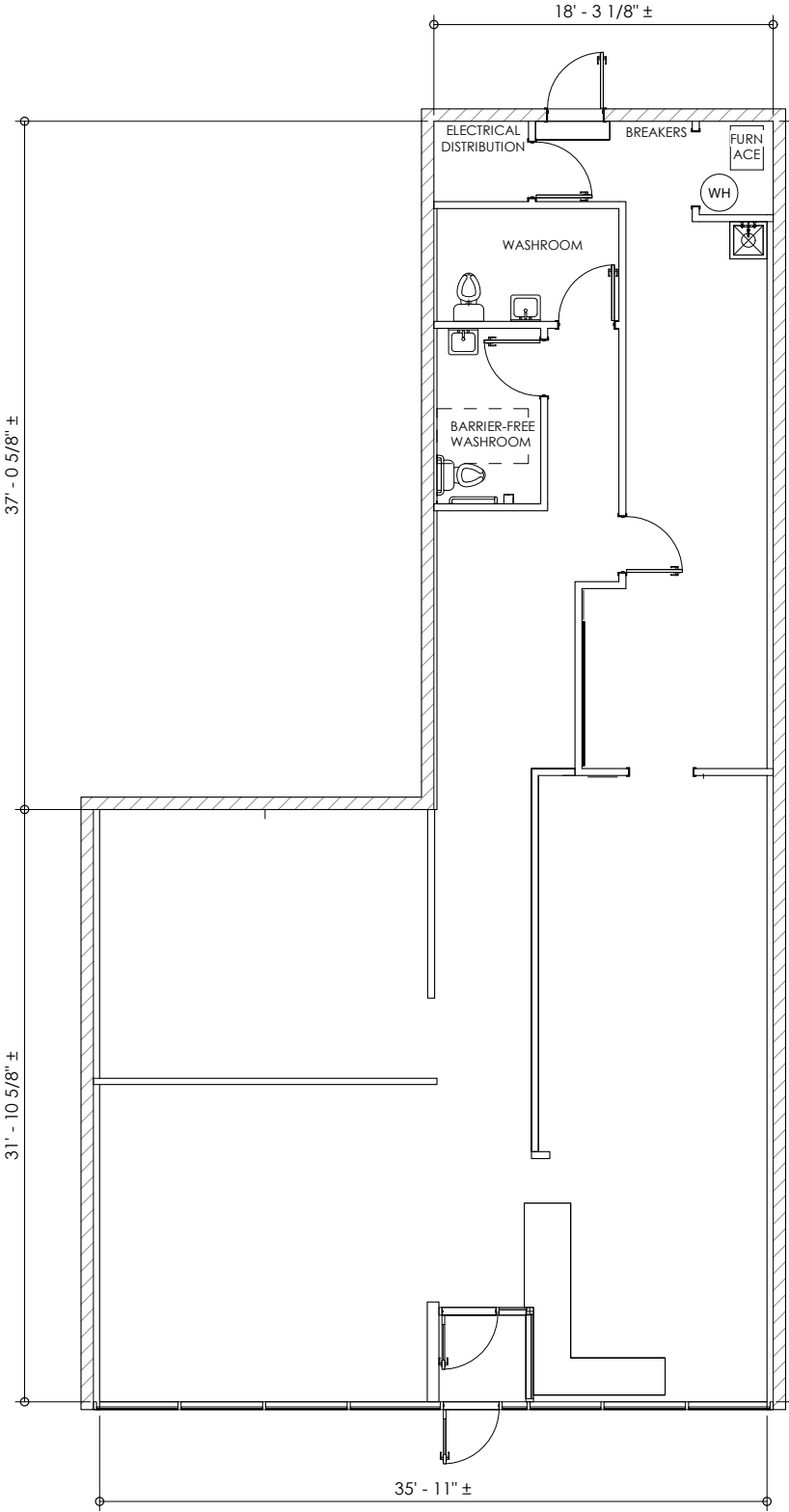
Offering Summary

Opportunity	1,945 sf
Legal Address	4353S;37;9-11
Zoning	General Commercial (C-G)
Lease Price	\$16.00 psf
Additional Rent	\$3.50 psf (Est.)
Possession	Negotiable

Property Highlights

- Retail shell opportunity
- Excellent 3rd Avenue frontage
- Front and rear entrances
- Large storefront windows
- Convenient street parking for customers
- Staff parking at the rear of the building

Floor Plan





Get more property information

Ashley Soames
Principal, Vice President
D 403 942 6692
ashley.soames@avisonyoung.com

Ryan DiFlorio
Senior Associate
D587 800 9978
ryan.diflorio@avisonyoung.com