

**AVISON
YOUNG**

FOR SALE OR LEASE



FAIRMONT SQUARE

3420 FAIRWAY PLAZA ROAD SOUTH, LETHBRIDGE, AB

Quality office condo opportunity

Last unit! 1,536 SF available

Fairmont Square is ideally located in south Lethbridge, just off Mayor Magrath Drive South and in close proximity to major retailers and residential. The last unit is a build-to-suit opportunity providing the opportunity to customize. Current building co-tenants include Schwartz Feliance Insurance, Nova Medical, Malmberg Family Dental, Low & Company LLP and Assante Wealth Management.

**Get more
property
information**

Jeremy Roden

Executive Vice President
403 942 0293
jeremy.roden@avisonyoung.com

Ashley Soames

Senior Associate
403 942 6692
ashley.soames@avisonyoung.com

PROPERTY SUMMARY

MUNICIPAL ADDRESS

3420 Fairway Plaza Road South

LEGAL DESCRIPTION

Condominium Plan: 2010530;B

ZONING

Highway Commercial (C-H)

OPPORTUNITY

Unit 2010 - 1,536 SF

SALE PRICE

Retail / Office Condos
Second Floor - \$495,000
Condo Fees - \$3.88 PSF

LEASE PRICE

Retail / Office Condos
Starting at \$28.00 PSF
Additional Rent - \$13.00 PSF (Estimated)

POSSESSION

Negotiable

Opportunity to acquire a highly

desirable location in

south Lethbridge

OPPORTUNITY

Avison Young is pleased to present a rare opportunity to acquire build to suit space in a desirable south Lethbridge development. Quality site tenants include KPMG, Monroe Salon Studios, Rocky Mountain Endodontics & Microsurgery, Peak Prosthodontics, and Wellington-Atlas Wealth.

The location is in close proximity to major retailers and new and mature residential neighbourhoods. South Lethbridge is well established and home to 32 % of the City of Lethbridge's population (32,558 people). There are two actively developing communities nearby - Prairie Arbour Estates and Southbrook. This location is well-positioned to benefit from that growth.



EXTERIOR

SEPTEMBER 2024



PROPERTY HIGHLIGHTS & POSSIBLE USES

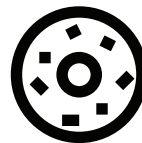
- New quality development in South Lethbridge
- Highly desirable location offering easy access from 24th Avenue South and Mayor Magrath Drive
- Ample on-site shared parking planned
- Building and pylon signage available
- Elevator access to the 2nd floor
- Traffic counts exceeding 29,400 VPD+ on Mayor Magrath Drive and 10,700 VPD+ on 24th Avenue South
- Excellent neighbouring tenant mix, including: McDonald's, Canadian Tire, Safeway, Ricky's All Day Grill, Booster Juice, Shopper's Drug Mart, Boston Pizza and much more!



Retail Store



Financial



Food Use



Medical Use



Professional Office



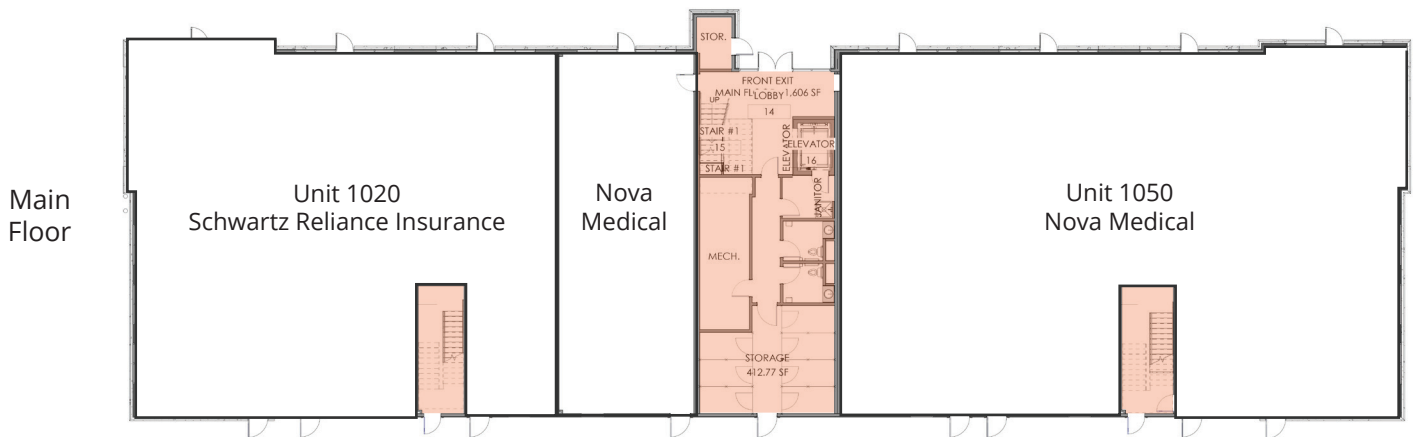
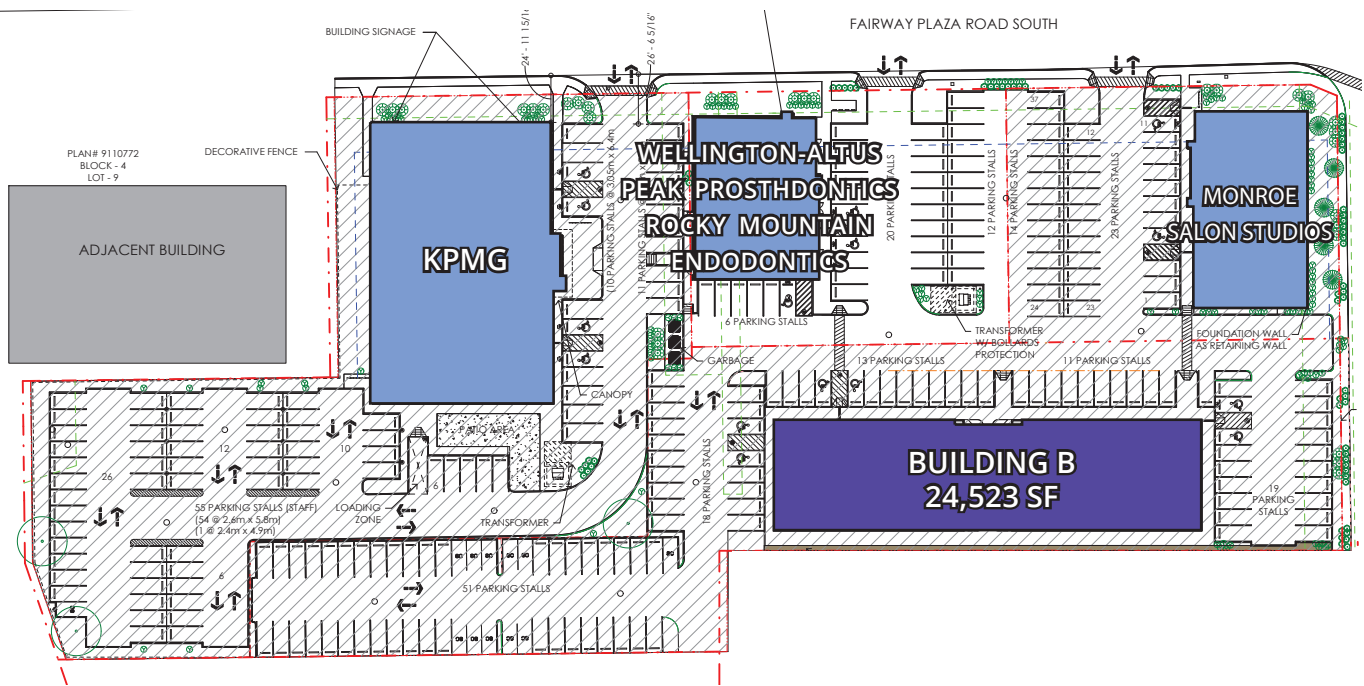
Fitness

Avison Young
704 4th Avenue South, Suite 295
Lethbridge, Alberta, T1J 0N8

The information contained herein was obtained from sources which 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.

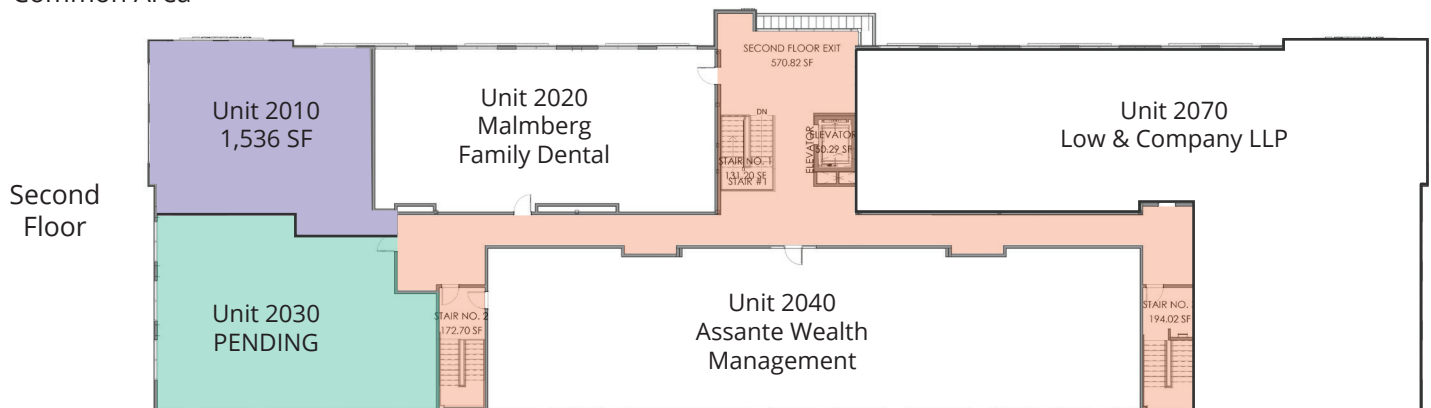
**AVISON
YOUNG**

SITE MAP



- Available
- Pending
- Common Area

*All unit sizes have been grossed up 16.7% to reflect proportionate share of common areas.
Please contact an Associate for additional details.



Avison Young
704 4th Avenue South, Suite 295
Lethbridge, Alberta, T1J 0N8

The information contained herein was obtained from sources which 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.

**AVISON
YOUNG**



Get more property information

Jeremy Roden

Executive Vice President

403 942 0293

jeremy.roden@avisonyoung.com

Ashley Soames

Senior Associate

403 942 6692

ashley.soames@avisonyoung.com

AVISON YOUNG



Platinum member

Avison Young
704 4th Avenue South, Suite 295
Lethbridge, Alberta
T1J 0N8, Canada

avisonyoung.com

© 2025 Avison Young