

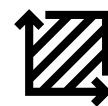
**AVISON
YOUNG**

Retail property for lease

2507 21st Avenue
Coaldale, AB T1M 0C1



**Quality retail CRU available
in the Town of Coaldale,
offering high exposure and
excellent access**



1,184 SF



Desirable location



Possession: Negotiable

**Get more
information**

Jeremy Roden

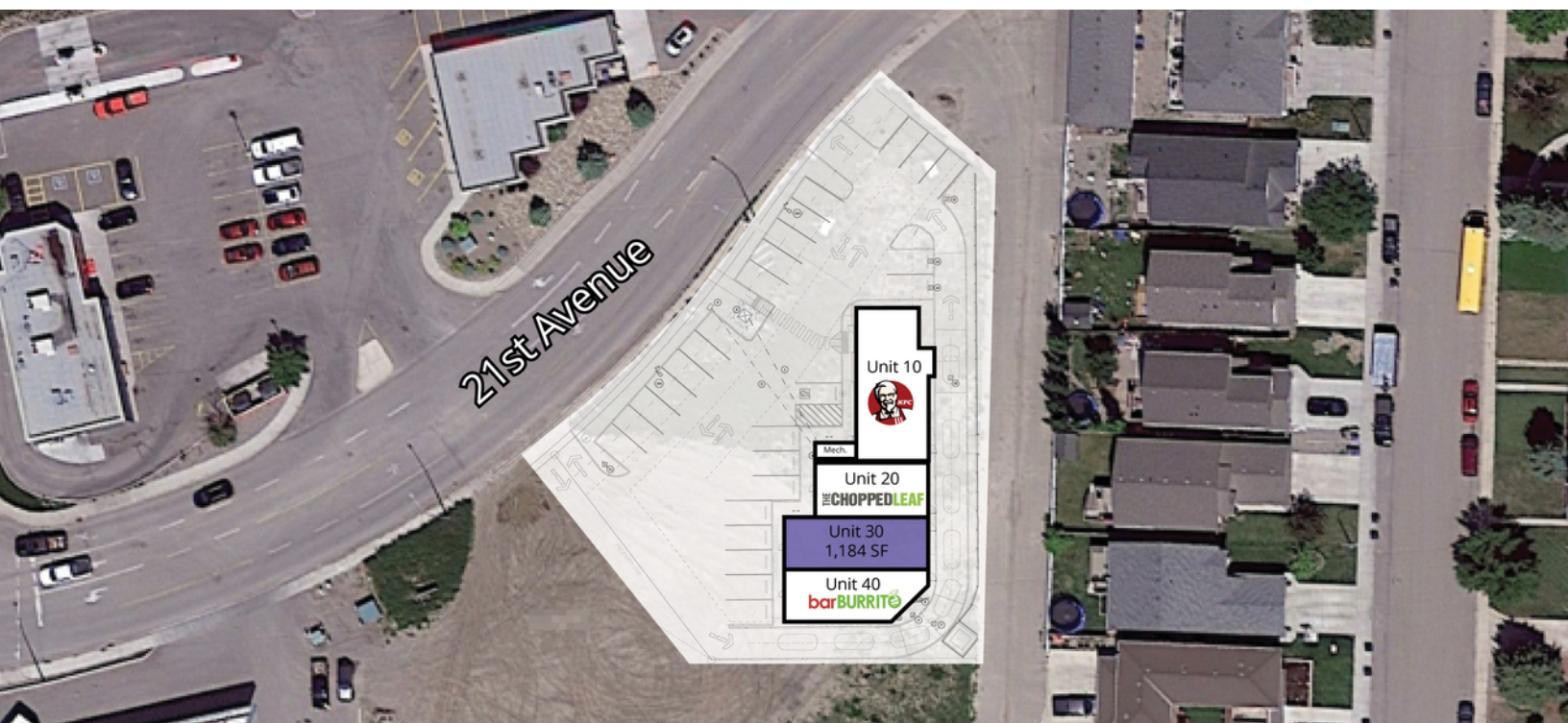
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Property Description

The subject property offers a flexible floor plan. Quality new CRU anchored by a KFC drive-thru. Please contact an Associate to discuss this opportunity further.

Location Description

Located in a highly desirable area with excellent visibility and access from Highway 3. Quality neighbouring tenants include KFC, Tim Hortons, Fas Gas Plus, Home Hardware and McDonald's

The Town of Coaldale is an emerging community located in the heart of southern Alberta, 10 minutes from the City of Lethbridge. With a variety of recreational facilities and a diversity of amenities, the municipality combines the benefits of small-town living with the service provision of larger urban centres. Coaldale has a population of 9,000 people and a median family income of \$97,000.

Offering Summary

Opportunity:	1,184 SF
Legal Address:	091381;2;72 and 0712984;2;71
Zoning:	Highway Commercial (C-2)
Lease Rate:	Market Rates
Additional Rent:	Market Rates
Possession:	Negotiable

Property Highlights

- Last unit!
- Flexible floor plan
- Great signage opportunity
- Shared parking out front
- Quality neighbouring tenants



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