

**AVISON  
YOUNG**

**FOR SALE OR LEASE**



## **FAIRMONT SQUARE**

**3420 FAIRWAY PLAZA ROAD SOUTH, LETHBRIDGE, AB**

**Quality office condo opportunity**

**Last unit! 3,383 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**

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# PROPERTY SUMMARY

## MUNICIPAL ADDRESS

3420 Fairway Plaza Road South

## LEGAL DESCRIPTION

Condominium Plan: 2010530;B

## ZONING

Highway Commercial (G-H)

## OPPORTUNITY

Unit 2010 - 3,383 sf

\*Demisable

## SALE PRICE

Retail / Office Condos

Second Floor - \$310.00 psf

Condo Fees - \$3.88 psf

## LEASE PRICE

Retail / Office Condos

Starting at \$28.00 psf

Additional Rent - \$13.00 psf (Est.)

## 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 24<sup>th</sup> Avenue South and Mayor Magrath Drive
- Ample on-site shared parking planned
- Building and pylon signage available
- Elevator access to the 2<sup>nd</sup> floor
- Traffic counts exceeding 29,400 VPD+ on Mayor Magrath Drive and 10,700 VPD+ on 24<sup>th</sup> 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



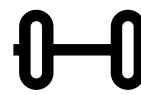
Food Use



Medical Use



Professional Office



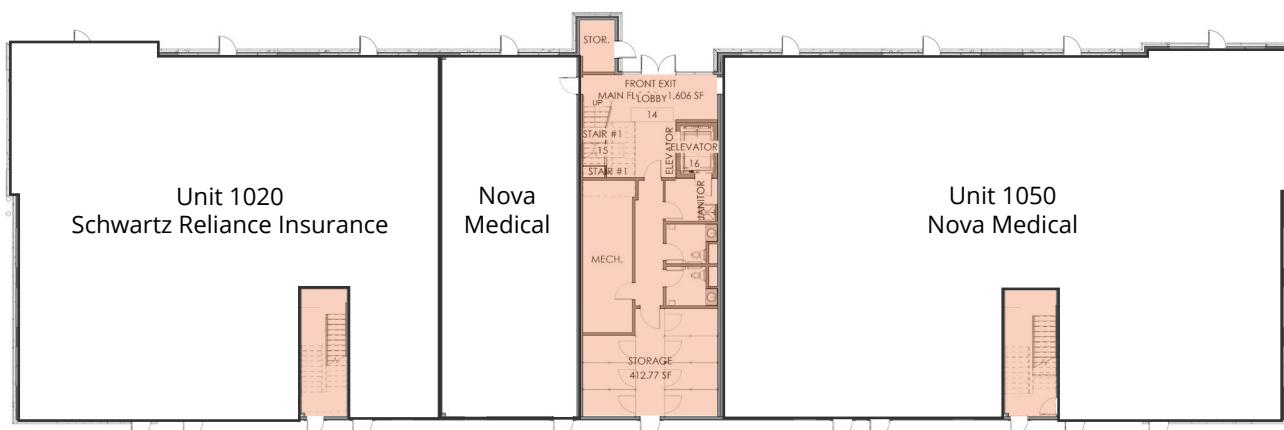
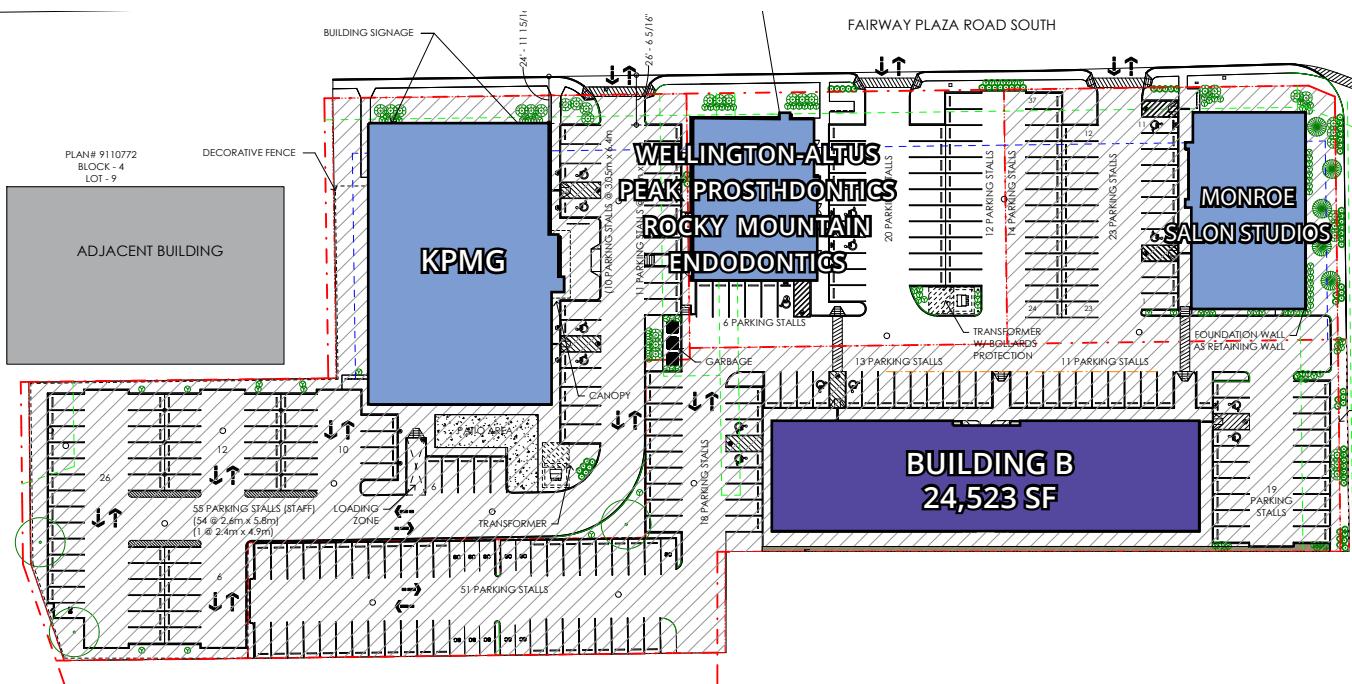
Fitness

Avison Young  
704 4<sup>th</sup> Avenue South, Suite 295  
Lethbridge, Alberta, T1J 0N8

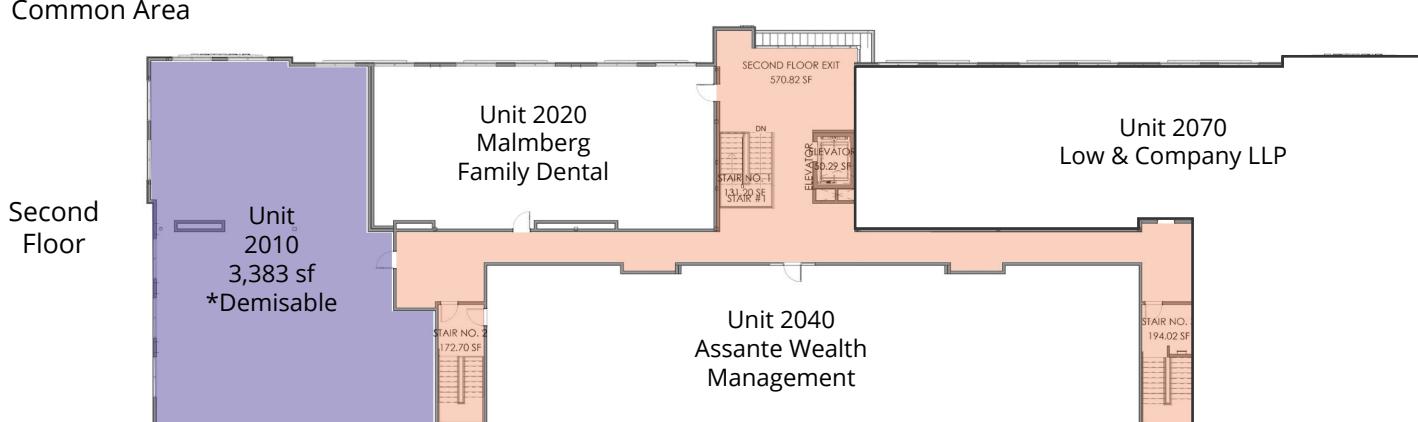
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## SITE MAP



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



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