



2653 Scenic Drive North Lethbridge, AB



Build to suit opportunities available for lease

Legacy Gate is a quality retail development in North Lethbridge. The build to suit opportunities are constructed to shell and can be customized to best suit individual tenant requirements.

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property
information**

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THE LOCATION

Legacy Gate is a quality retail development strategically located between new and mature residential communities.

Located just off Scenic Drive North (11,800 VPD+), the location offers excellent visibility, easy access and high traffic counts.



THE SPACE

Lease Rate Market Rates	Additional Rent \$12.50 PSF (2024)
<ul style="list-style-type: none">• Building & pylon signage available• On-site, shared parking lot• Neighbourhood Commercial Zoning• CRU's are built to shell and can be customized to best suit individual tenant requirements• Please reach out to discuss these build to suit opportunities• Current site tenants include: 7-Eleven, Petro Canada, Tim Hortons, Ace Liquor, Jetz Car Wash, Panago Pizza, Halo Salon & Spa, Pharmasave, Marble Slab Creamery, Subway and KFC.	



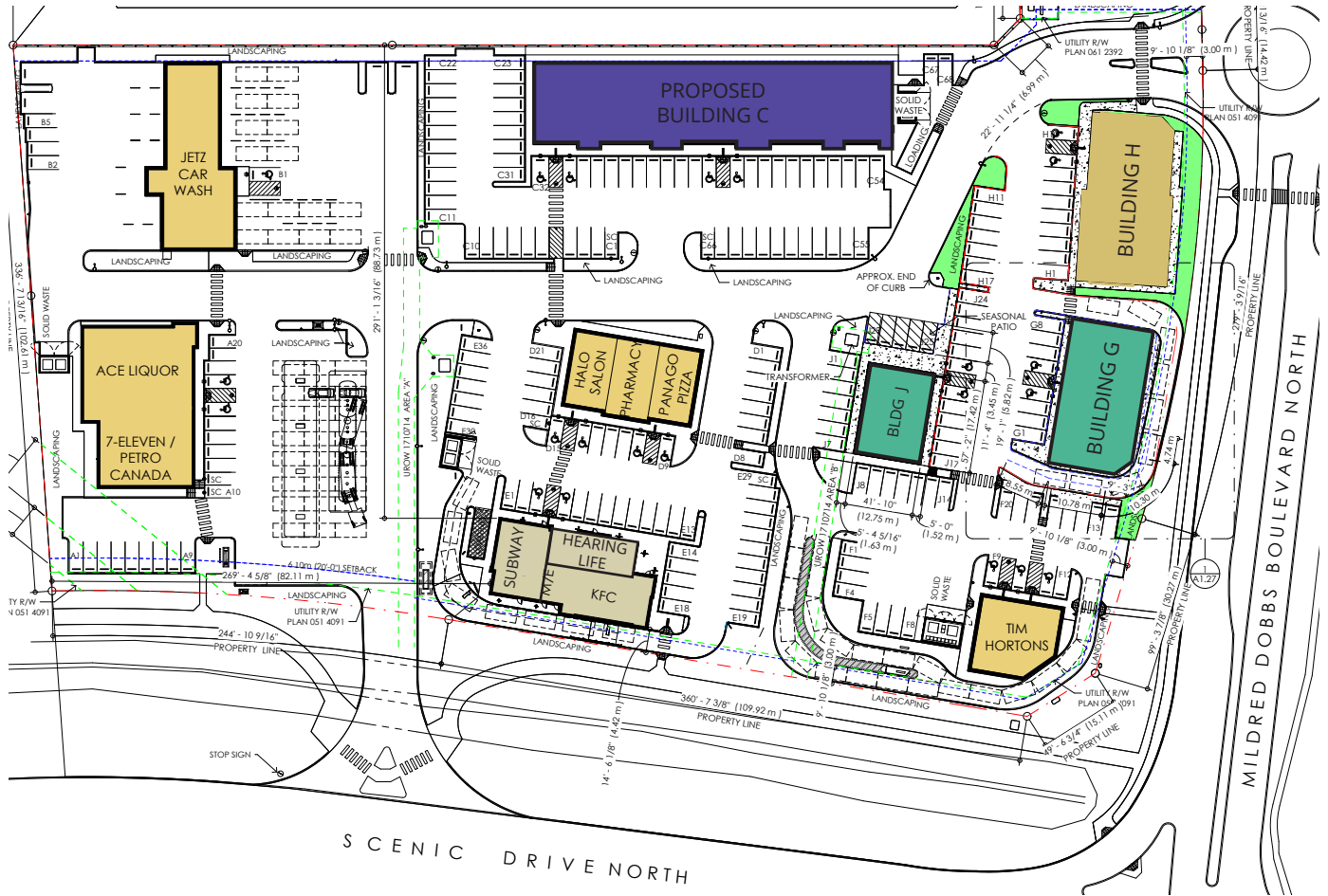
Building G Build to Suit Options
Up to 3,896 SF

Building H Fully
Leased

Building J Build to Suit Options
Up to 2,472 SF

Building C Future Development
Up to 11,408 SF

SITE PLAN



 - BUILD TO SUIT

■ - FUTURE DEVELOPMENT



The information contained herein was obtained from sources that 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.

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UNIT AVAILABILITY



■ - AVAILABLE ■ - LEASED



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LOCATION MAP



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