

**AVISON
YOUNG**

FOR SALE OR LEASE



FAIRMONT SQUARE

3402 FAIRWAY PLAZA ROAD SOUTH, LETHBRIDGE, AB

Build to suit retail / office condos opportunity

Multi-family land investment opportunity

Fairmont Square is ideally located in south Lethbridge, just off Mayor Magrath Drive South and in close proximity to major retailers and residential. Spaces are built-to-suit providing users an opportunity to customize a space to best suit their individual requirements. Condos are ideal for retail or professional office users.

**Get more
property
information**

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PROPERTY SUMMARY

MUNICIPAL ADDRESS

3402 Fairway Plaza Road South

LEGAL DESCRIPTION

Plan: 1513350; Block: 4; Lot: 29

ZONING

Highway Commercial

OPPORTUNITY

Retail / Office Condos

Building B - 11,670 SF

Multiple unit sizes

484 SF up to 1,550 SF available

Multi-Family Site

3.7 acres

Proposed 42 units

SALE PRICE

Retail / Office Condos

Main Floor - \$345.00 PSF

Second Floor - \$310.00 PSF

Condo Fees - \$3.50 PSF

Multi-Family Site

\$2,766,000

LEASE PRICE

Retail / Office Condos

Main Floor - Market Rates

Second Floor - Market Rates

Additional Rent - \$13.00 PSF (Estimated)

AVAILABLE

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 or multi-family land in a desirable south Lethbridge development. Quality site tenants include KPMG, Monroe Salon Studios, Rocky Mountain Endodontics & Microsurgery, Peak Prosthodontics, and Wellington-Atlas Wealth.

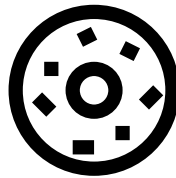
The location is in close proximity to major retailers and new and mature residential neighbourhoods. South Lethbridge is well established and home to 32 % of the City of Lethbridge's population (32,558 people). There are two actively developing communities nearby - Prairie Arbour Estates and Southbrook.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



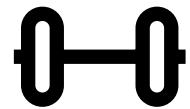
POSSIBLE USES



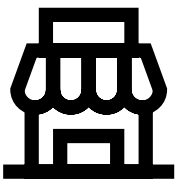
Financial



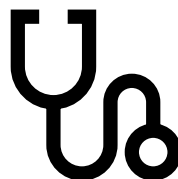
Food Use



Fitness



Retail Store



Medical Use



Professional Office

PROPERTY HIGHLIGHTS

- New quality development in South Lethbridge
- Highly desirable location offering easy access from 24th Avenue South and Mayor Magrath Drive
- Traffic counts exceeding 29,400 VPD+ on Mayor Magrath Drive and 10,700 VPD+ on 24th Avenue South
- Ample on-site shared parking planned
- Building and pylon signage available
- 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!

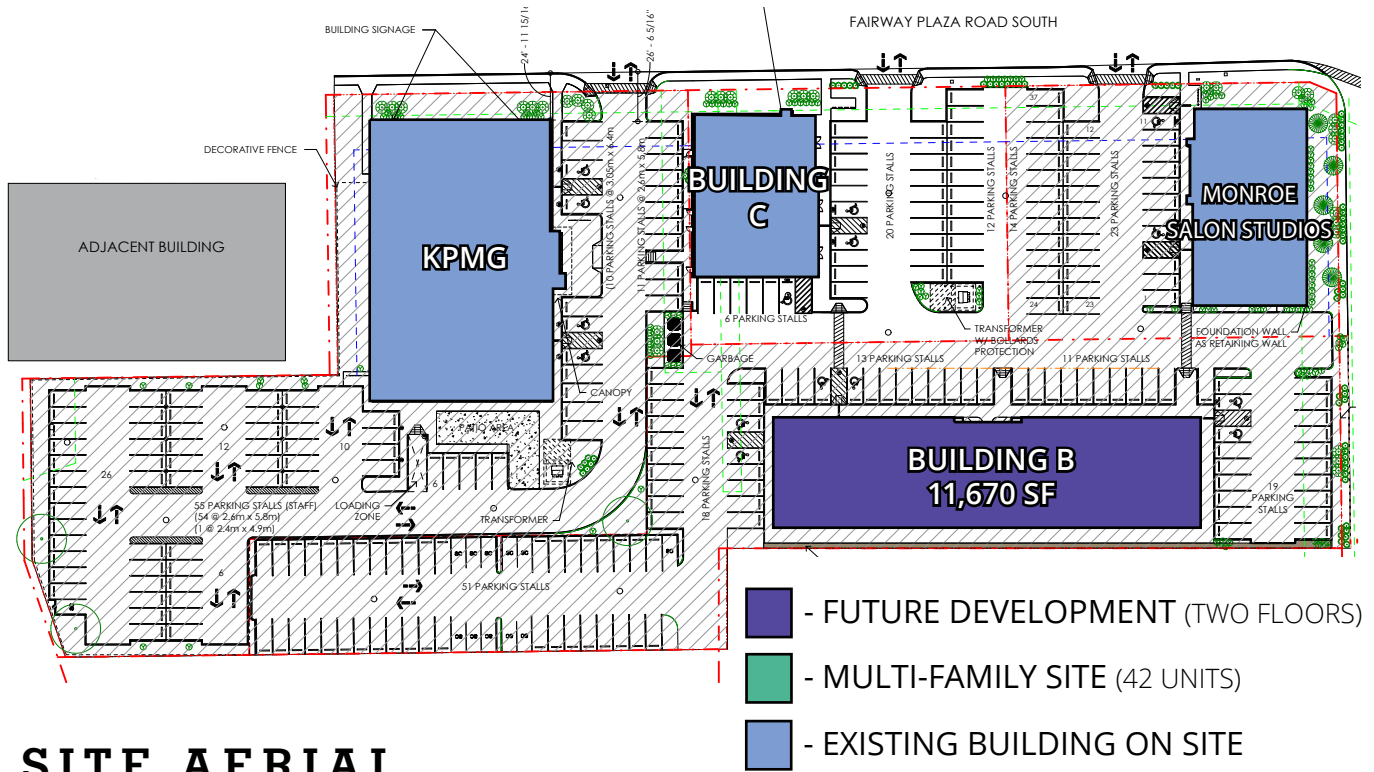


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704 4th Avenue South, Suite 295
Lethbridge, Alberta, T1J 0N8

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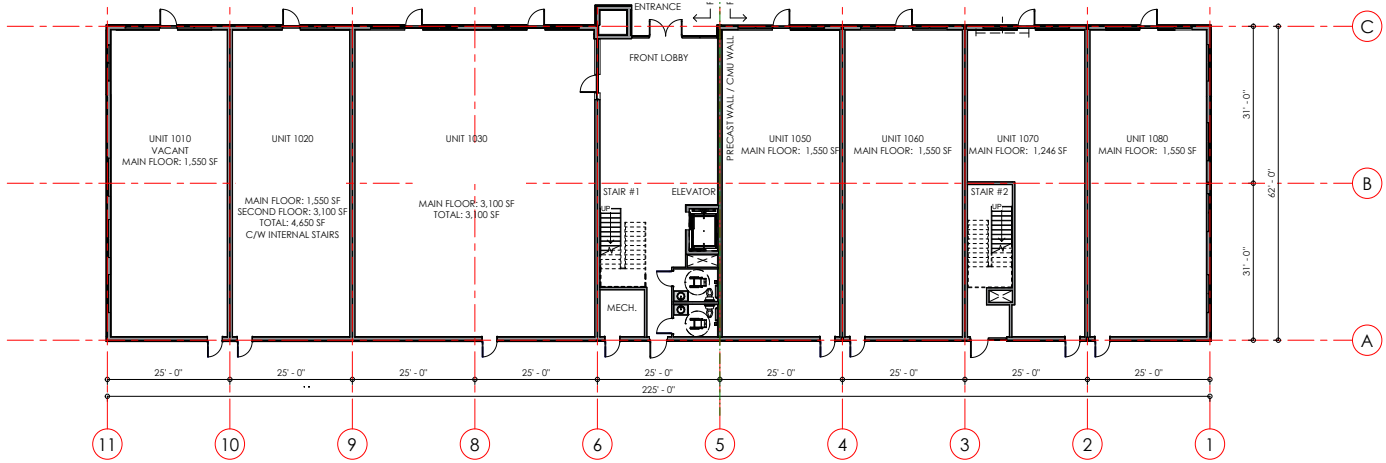
SITE PLAN



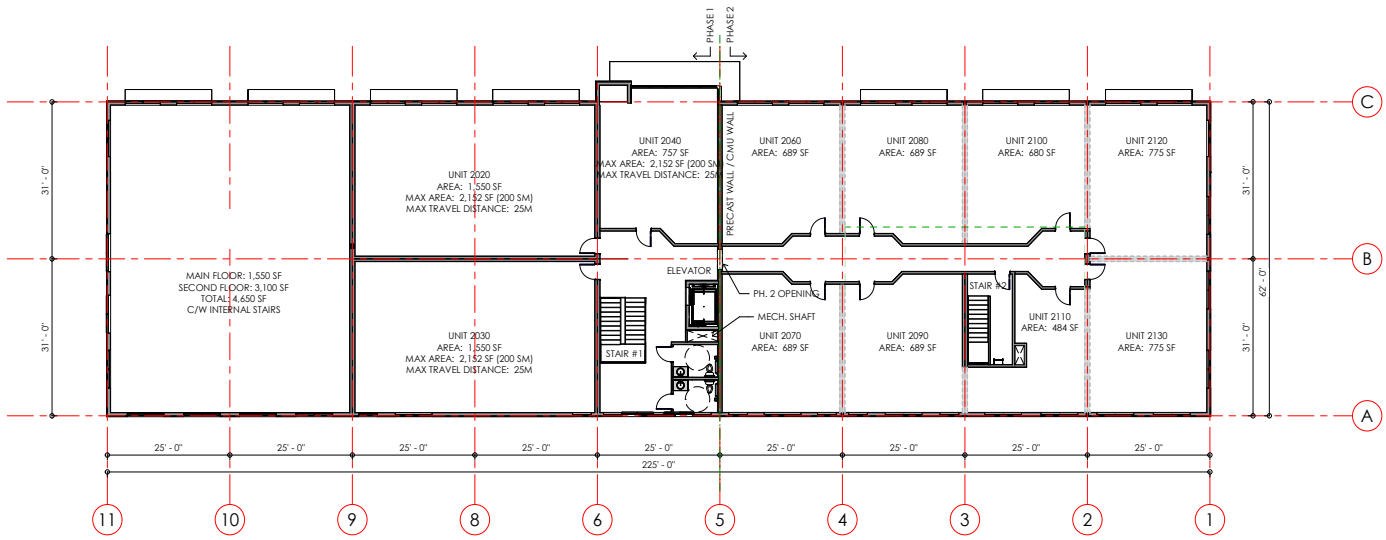
SITE AERIAL



BUILDING B



01 MAIN FLOOR



02 SECOND FLOOR

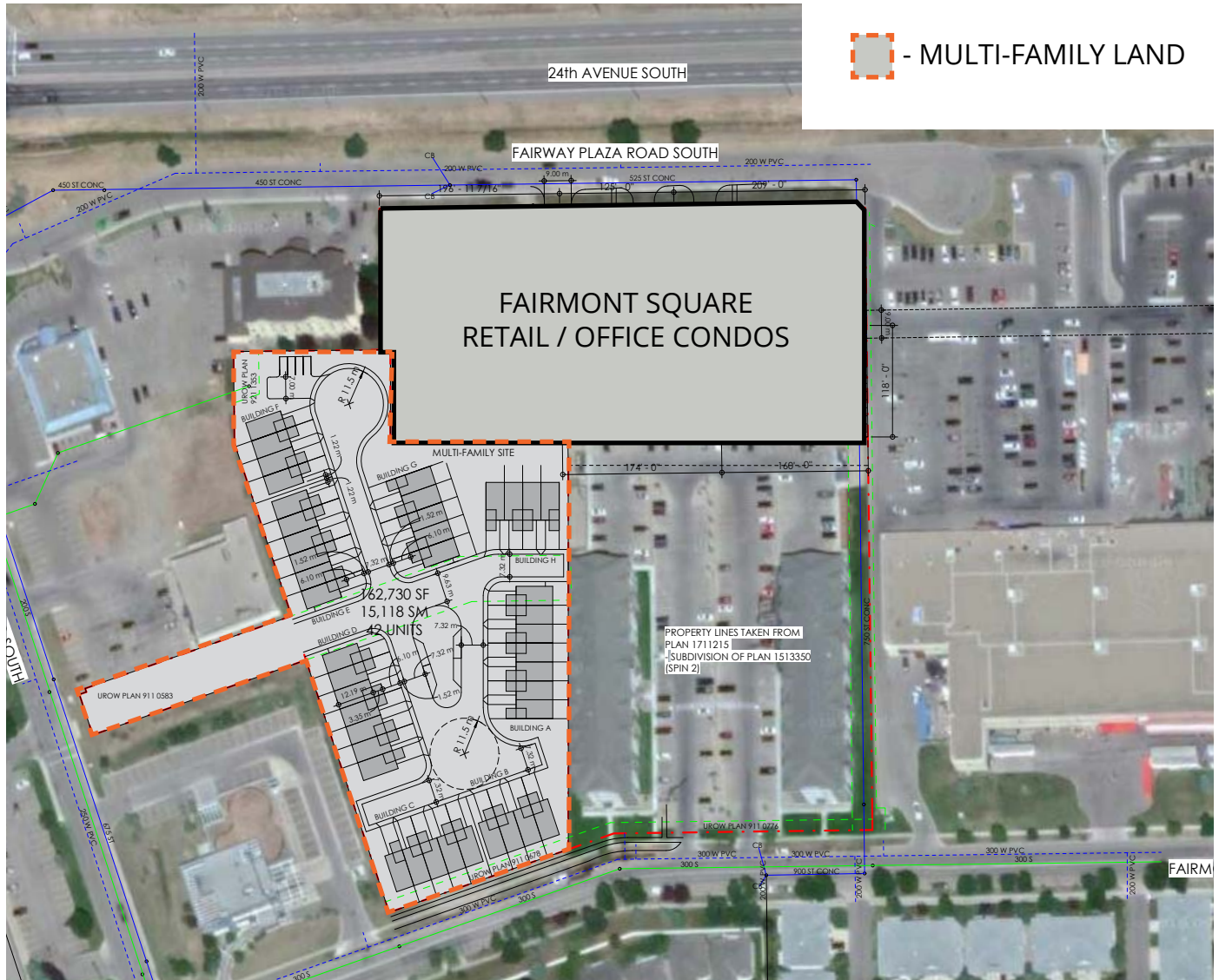


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MULTI-FAMILY LAND



 - MULTI-FAMILY LAND

MULTI-FAMILY OPPORTUNITY

- Rare opportunity to purchase 3.7 acres of land in a desirable south Lethbridge development
- This land is vacant and ready for development
- Proposed 42 multi-family units
- Please contact agent to discuss this opportunity further



Multi-Family

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