

**AVISON  
YOUNG**

## Retail space for lease

126 Mayor Magrath Drive North  
Lethbridge, AB



**Flexible retail unit  
offering a brightly lit  
and customizable space**



2,878 sf



12' x 12'  
overhead door



Exposure to  
20,100 VPD+

### Get more property information

**Vinko Smiljanec**  
Senior Associate  
D 587 425 5745  
vinko.smiljanec@avisonyoung.com



## Property Description

This unit features a large, open 2,878 sf floorplan with 12' x 12' overhead door, mezzanine storage space and a 6-ton RTU HVAC that previously supported a grocery retailer. Great for a customized buildout, the space is highly useable for any retail concept. It also features two fully built-out bathrooms, lots of free parking onsite in city-owned lot, is brightly lit and move-in ready.

## Location Description

The subject property is located in a high traffic (20,100 VPD+), easily accessible North Lethbridge location with great visibility. Neighbouring businesses include NAPA Autopro, Petris Liquor Store, Kirks Tire, and Gas King.

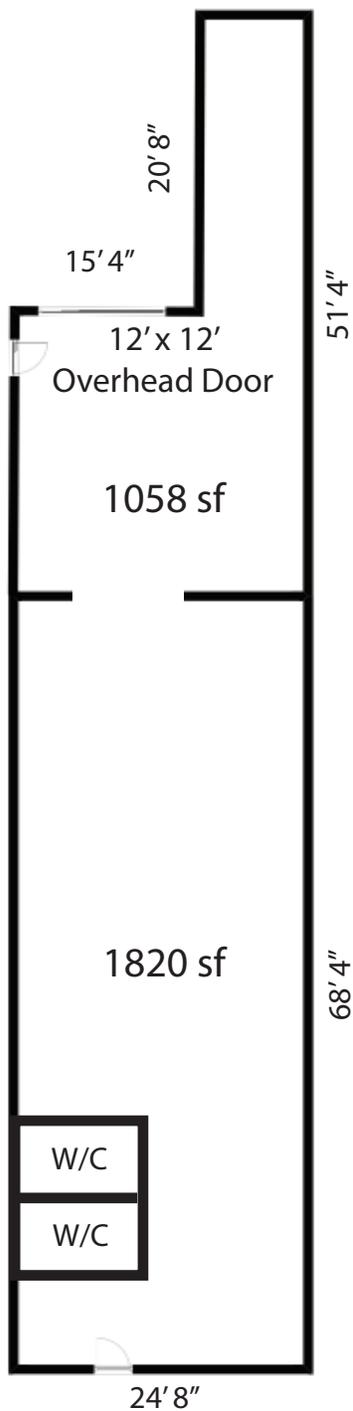
## Offering Summary

<b>Opportunity</b>	2,878 sf
<b>Legal Address</b>	4179JK;1;9
<b>Zoning</b>	General Commercial Westminster (C-G(W))
<b>Lease Price</b>	\$14.00 psf
<b>Additional Rent</b>	\$3.50 psf
<b>Possession</b>	Immediately

## Property Highlights

- Open floorplan
- 12' x 12' overhead door
- 6-ton RTU HVAC
- Free parking
- Prominent backlit signage
- Lower operating costs than other areas of the city





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