

**AVISON
YOUNG**

Professional Building

740 4 Avenue South
Lethbridge, AB



**Prime downtown corner unit
with ample natural light**

**Get more
property
information**

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PROPERTY DETAILS

Legal Address

4353S;43;18-23

Opportunity

Up to 5,180 sf

Zoning

Downtown Commercial (C-D)

Lease Rate

Market Rates

Additional Rent

(Operating Costs / Taxes)

\$6.84 psf (2026 Est.)

Possession Date

Negotiable

BUILDING HIGHLIGHTS

Parking / Transit

- Off-street, angled parking (Zone 3)
- Landlord-owned, reserved, off-street parking available
- City Transit Hub located along 5 Avenue South

Elevators

Elevator access to all floors

Building Security

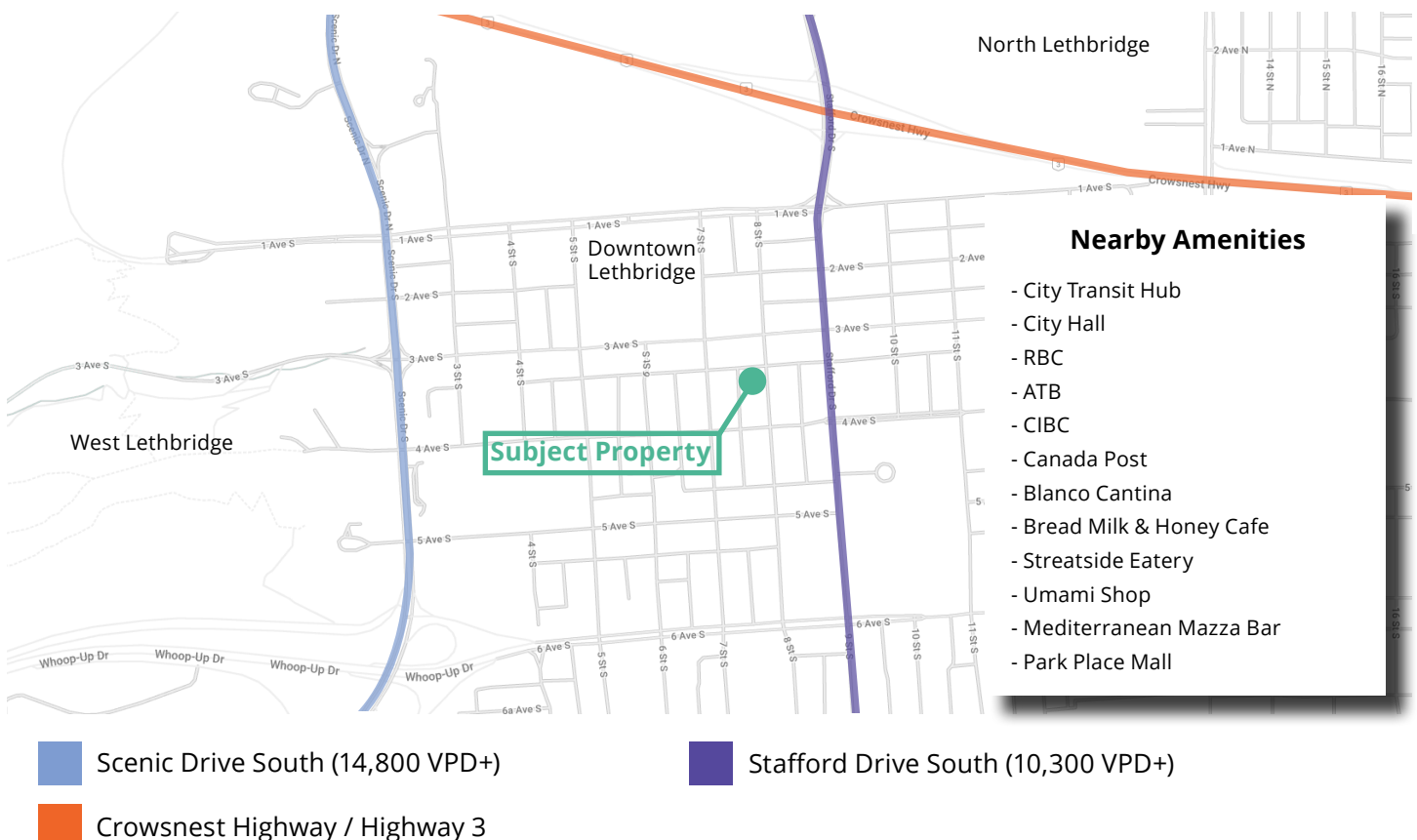
Mobile Patrols

LOCATION DETAILS

The Professional Building is located on the busy corner of 4th Avenue South and 8th Street South. The site offers a desirable downtown location on the Bicycle Corridor and is conveniently accessible from Stafford Drive South (10,300 VPD+).

Neighbouring businesses include several banks, Canada Post, Mediterranean Mazza Bar, Umami Shop, and Streetside Eatery.

SITE MAP



744 4 Avenue South - 5,180 sq ft

Unit Description

Ground-level space with frontage along 4th Avenue South and 8th Street South. The space features multiple offices, a dedicated file room, ample storage space, a staff area, washrooms, and one parking spot in the rear.

This unit offers demising options as well as the option to have an entrance along 8th Street South. The space was most recently occupied by a bank.

Floor Plan



[Click here to view virtual tour](#)





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