

AVISON YOUNG

FOR LEASE



COLLEGE CENTRE

2045 MAYOR MAGRATH DRIVE SOUTH, LETHBRIDGE, AB

College Centre is a busy retail centre located in the heart of South Lethbridge. The property is easily accessible with great visibility, and high traffic counts along Mayor Magrath Drive (32,600 VPD+) and Scenic Drive South (19,400 VPD+). The retail centre features an excellent tenant mix including Shopper's Drug Mart, Boston Pizza, Dollarama, Lethbridge Vehicle Licensing & Registry, Marble Slab, Smitty's, TD Bank, InVision Eyecare, Cut Fitness and Pet Valu.

Jeremy Roden

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Ashley Soames

Principal, Vice President
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PROPERTY SUMMARY

MUNICIPAL ADDRESS

2045 Mayor Magrath Drive South
Lethbridge, AB

LEGAL DESCRIPTION

Plan: 0111888; Block: 11; Lot: 8

ZONING

Shopping Mall Commercial

OPPORTUNITY

Unit 140

- 1,014 sf
- Ideal layout for food services
- Possession: Negotiable

Unit 2025

- 5,150 sf
- Ideal layout for a restaurant
- Possession: Negotiable

LEASE PRICE

Market Rates

OPERATING COSTS

Unit 140: \$13.47 psf

Unit 2025: \$12.05 psf

*subject to adjustments

Opportunity to join a highly

desirable location in

south Lethbridge

OPPORTUNITY

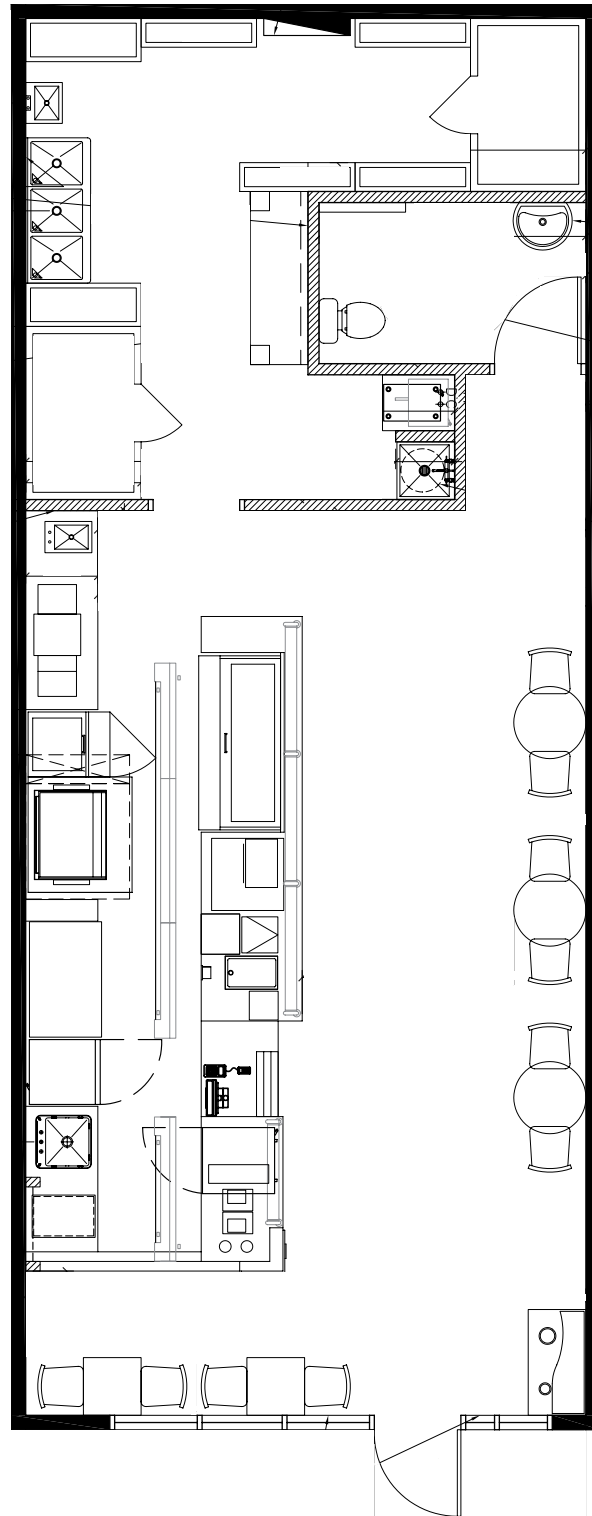
Avison Young is pleased to present the opportunity to be part of a busy South Lethbridge strip centre. College Centre is well established and home to quality anchor tenants.

The location is in a desirable area, 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).

College Centre is a short four-minute drive from the Lethbridge Polytechnic campus where more than 6,500 students are enrolled.



UNIT 140 EXISTING FLOOR PLAN

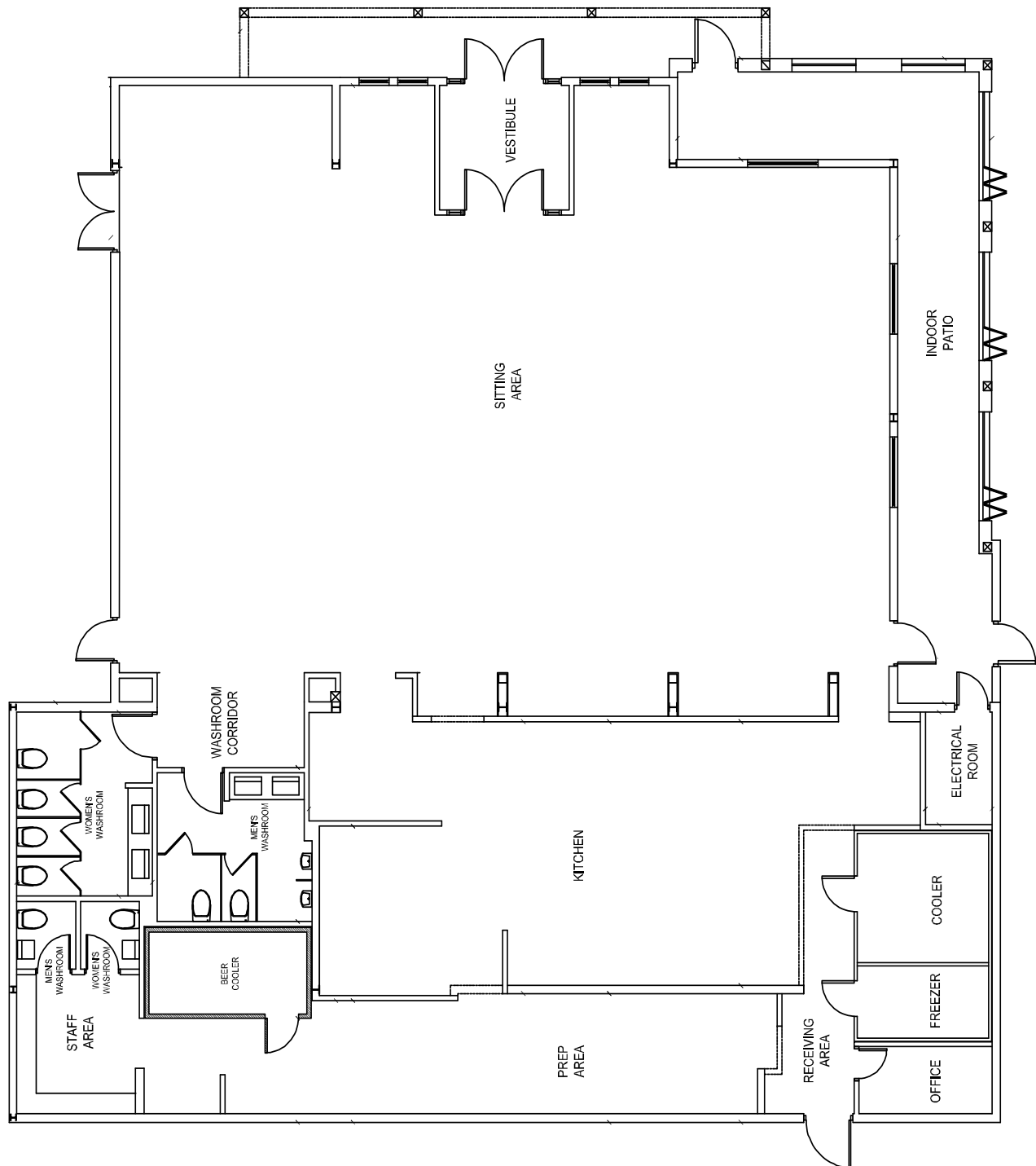


Avison Young
704 4 Avenue South, Suite 295
Lethbridge, Alberta, T1J 0N8

The information contained herein was obtained from sources which 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 2025 EXISTING FLOOR PLAN



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UNIT PHOTOS



Unit 140



Unit 2025



PROPERTY PHOTOS



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SITE PLAN



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Get more property information

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AVISON YOUNG

**CANADA BEST
MANAGED
COMPANIES**

Platinum member

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