

FOR LEASE

±2,133 SF Commercial Property with Drive-thru
1303 3 Avenue South | Lethbridge, AB T21J 0K4



Commercial Property with Drive-thru

OPPORTUNITY OVERVIEW

Position your business on a high-exposure corner location at the intersection of 3rd Avenue and 13th Street South, a well-established commercial corridor in Lethbridge's Upper Eastside district. This site offers exceptional visibility, steady traffic activity, and convenient access for both vehicles and pedestrians, making it an attractive opportunity for a wide range of commercial users.

This standalone building includes a functional drive-through, ideal for food service operators or customer-centric businesses seeking turnkey convenience and enhanced service flow.

Surrounded by a strong mix of retail, office, restaurant, and service-based businesses, the area is known for its desirable commercial frontage and adaptability for diverse uses.

The neighbourhood supports walkability and accessibility, with day-to-day amenities close by and transit options available for added convenience.



For more info,
please contact:



Max Wilcox

+1 403 607 6304

mwilcox@naiadvent.com



Tyler Guluche

+1 403 404 8735

tguluche@naiadvent.com



Aaron Gunn

+1 403 200 4026

agunn@naiadvent.com



PROPERTY DETAILS

MUNICIPAL ADDRESS	1303 3 Avenue S
LEGAL ADDRESS	Plan: 4353S; Block: 67; Lot:16-22
TOTAL AREA	±2,133 SF
LOT SIZE	0.5 Acre
ZONING	C-G General Commercial
PARKING	27 Stalls (TBV)
LEASE RATE	Market
OP COST	TBV
PROPERTY TAX	\$17,742.71 (2025)

KEY FEATURES

- Prime corner exposure on a major commercial artery with strong vehicle and pedestrian traffic.
- Existing drive-through infrastructure, offering immediate value for food service or quick-service retail.
- Surrounded by complementary commercial uses, reinforcing steady activity and customer draw.
- Highly accessible urban location, with walkable amenities and transit options nearby.

For more info,
please contact:



Max Wilcox

+1 403 607 6304
mwilcox@naiadvent.com



Tyler Guluche

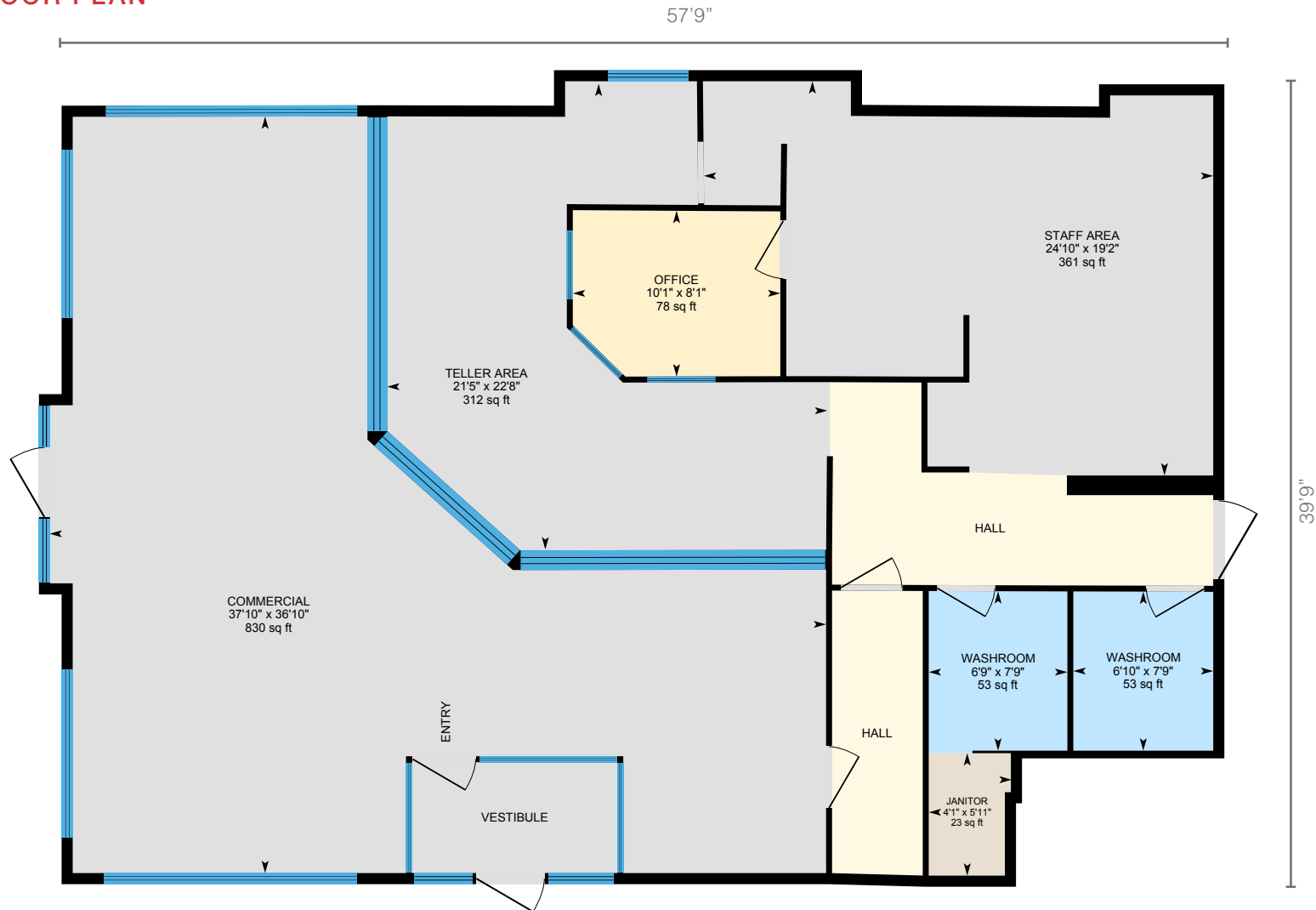
+1 403 404 8735
tguluche@naiadvent.com



Aaron Gunn

+1 403 200 4026
agunn@naiadvent.com

FLOOR PLAN



For more info,
please contact:



Max Wilcox
+1 403 607 6304
mwilcox@naiadvent.com



Tyler Guluche
+1 403 404 8735
tguluche@naiadvent.com



Aaron Gunn
+1 403 200 4026
agunn@naiadvent.com



LOCATION

Lethbridge is a growing southern Alberta city known for its diverse economy, strong educational institutions, and steady commercial activity. The city supports a broad customer base with 19,776 residents in the immediate trade area and a daytime population of 33,013, creating consistent demand for retail, service, and employment-based businesses.

For more info,
please contact:



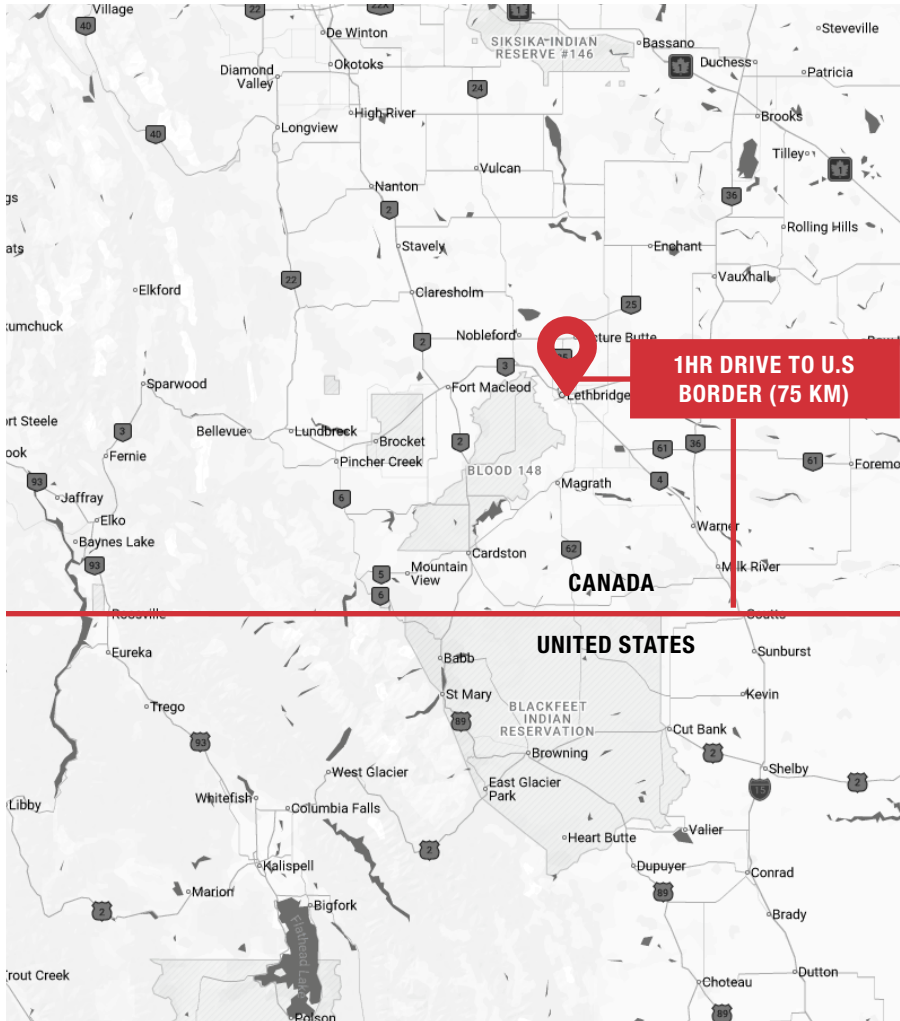
Max Wilcox
+1 403 607 6304
mwilcox@naiadvent.com



Tyler Guluche
+1 403 404 8735
tguluche@naiadvent.com



Aaron Gunn
+1 403 200 4026
agunn@naiadvent.com



CITY OF LETHBRIDGE LAND USE BYLAW 6300

The property accommodates numerous Permitted and Discretionary Uses. To review the full range of approved uses, please visit the City of Lethbridge's Land Use Bylaw.

Permitted Uses

- | | |
|---|---|
| <ul style="list-style-type: none"> Accessory Building Animal Care, Minor Building Trades & Contractors Business Support Services Child Care, Minor Commercial Schools Equipment Sales, Rental, Service Financial Institutions Fitness Facility Government Services Hardware and Building Supplies Home Occupations – Type A Hotels/Motels Household Repair Services Manufacturing, Specialty | <ul style="list-style-type: none"> Medical and Health Offices (Outpatient) Offices Personal Services Publishing, Printing, Recording and Broadcasting Establishments Railway Lines Religious Assembly Restaurants Retail Cannabis Stores Retail Stores Retail Store, Convenience Service Stations Shopping Centres Signs Vehicle Sales, Rental |
|---|---|

Discretionary Uses

- | | |
|---|--|
| <ul style="list-style-type: none"> Amusement Facilities Auction Establishments Auto Body and/or Paint Shop Automotive Shop Car Wash Child Care, Major | <ul style="list-style-type: none"> Clubs / Community Hall Columbarium Cultural Facility Drop-in Centre Dwelling, Apartment Mixed Uses |
|---|--|

For more info,
please contact:



Max Wilcox
+1 403 607 6304
mwilcox@naiadvent.com



Tyler Guluche
+1 403 404 8735
tguluche@naiadvent.com



Aaron Gunn
+1 403 200 4026
agunn@naiadvent.com