

**AVISON
YOUNG**

For sale and lease

1257 2A Avenue North
Lethbridge, AB



Own or lease a highly visible and flexible commercial property positioned for business growth

Ryan DiFlorio

Associate

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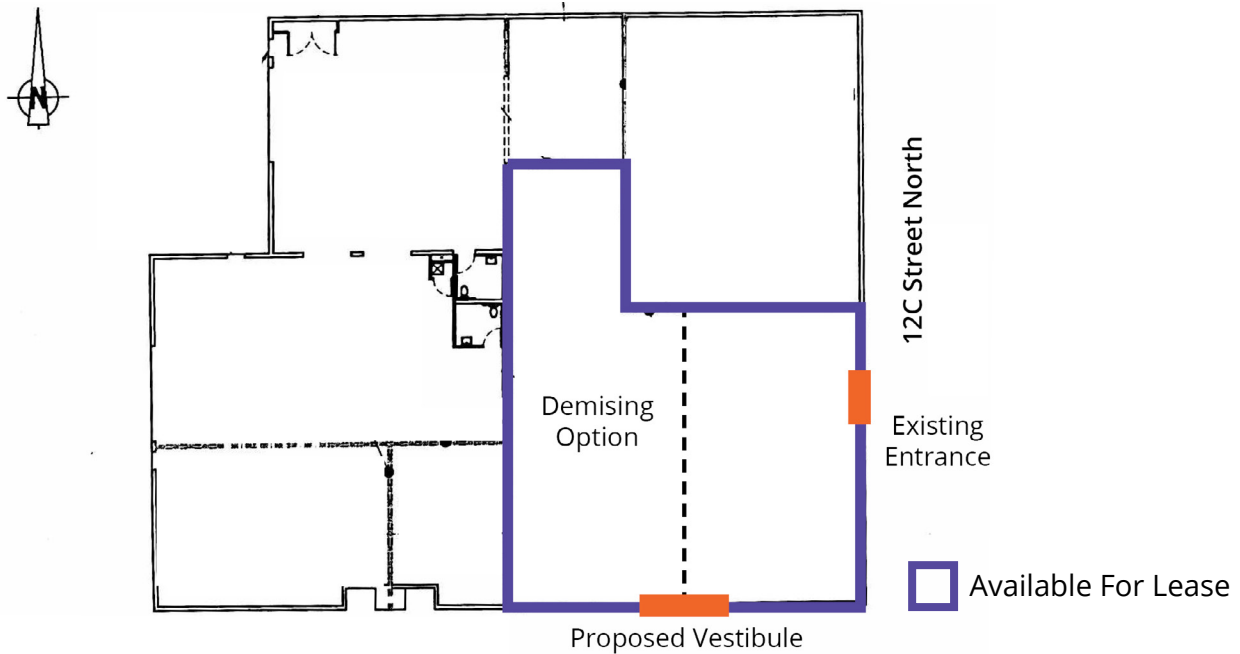
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Ashley Soames

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Property Description

The subject property offers a compelling opportunity for both owner-users and investors seeking a well-located commercial asset in North Lethbridge. The building comprises approximately 12,240 sf of flexible space suitable for retail, office, or mixed commercial use, with an existing layout that can accommodate a variety of business operations.

The property features an open and adaptable floor plan, allowing for customization to meet specific operational requirements. There is potential to demise the space or reconfigure the layout as needed. The offering presents flexibility for a purchaser to either occupy the building, maintain existing income, or reposition the asset over time.

Property Highlights

- Flexible shell space
- Option to demise the unit
- High-traffic location with convenient access
- Good signage opportunity
- Free on-street parking

Offering Summary

Sale Opportunity	12,240 sf
Lease Opportunity	3,500 sf
Legal Address	406R;140;15-18
Zoning	General Commercial
Sale Price	Please Contact
Lease Price	\$12.00 psf
Additional Rent	\$4.00 psf
Possession	Negotiable

Location Description

The location provides convenient access to Stafford Drive, 13 Street North, and Highway 3, making it easily accessible for customers, employees, and service providers. The property is situated directly across from Centre Village Mall, a well-established retail destination anchored by national and regional tenants including Candian Tire, Save-On-Foods, London Drugs, Mark's, and Dollar Tree.

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Major Roadways
2A Avenue North | 14,300 VPD+
Stafford Drive North | 18,600 VPD+
Highway 3 | 27,030 VPD+

Get more property information



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