

Commercial space for lease

1127 Mayor Magrath Drive South
Lethbridge, AB



**Affordable unit available
on Mayor Magrath Drive
South**



1,240 sf



Ideal retail
location



Excellent exposure
(32,600 VPD+)

Get more property information

Ashley Soames

Senior Associate

403 942 6692

ashley.soames@avisonyoung.com



Property Description

With a flexible floor plan and affordable lease rate, this property offers a great opportunity for a retail user or professional service provider. The unit offers large front windows, a private bathroom, and open concept layout. The space was most recently used as a hair salon. Please contact an Associate to discuss if your business would be a good fit.

Location Description

High visibility retail space located along Mayor Magrath Drive South (32,600 VPD+). With great exposure and prominent signage, this retail opportunity stands out while being adjacent to shopping, restaurants, and specialty shops.

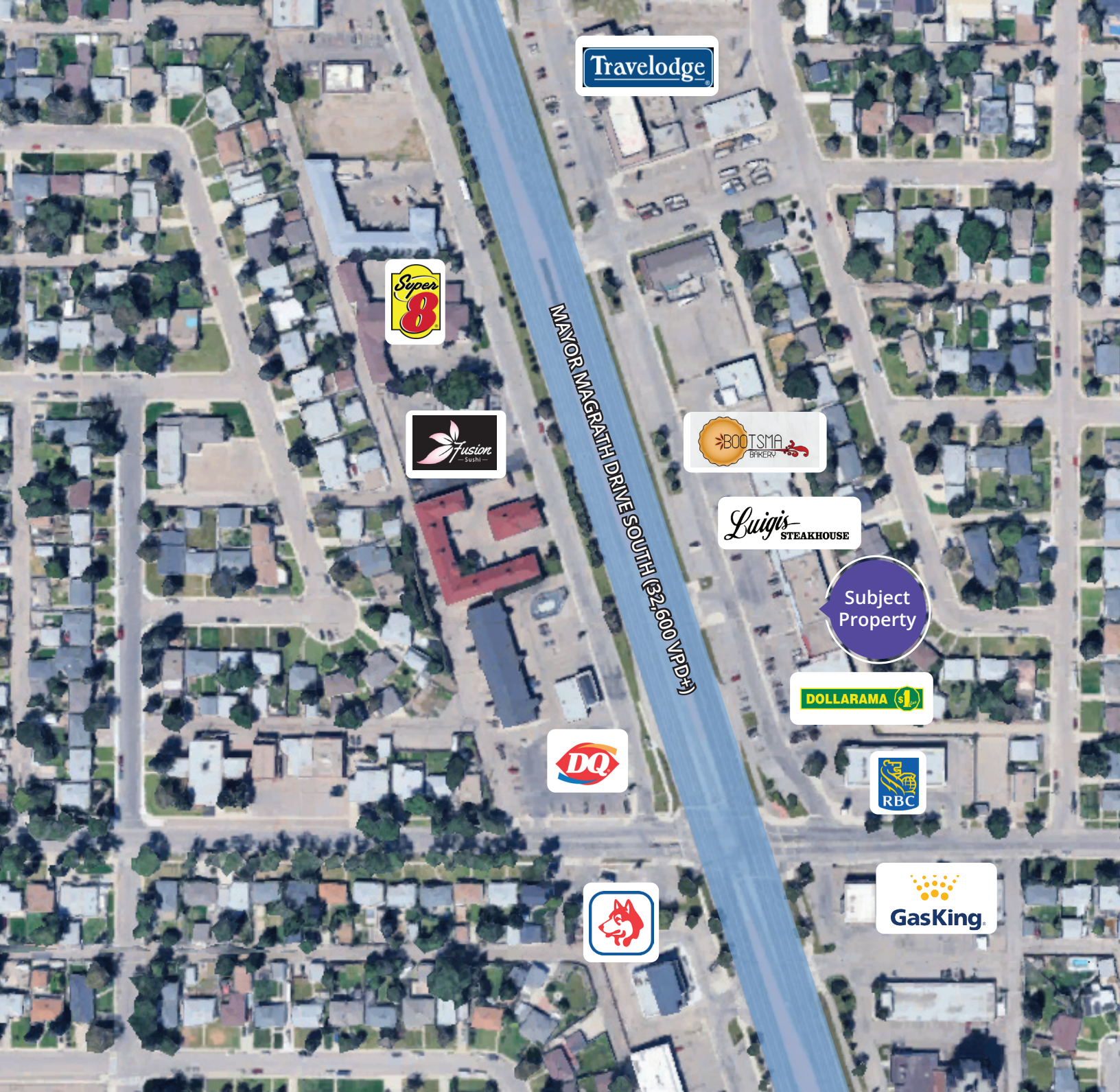
Neighbouring tenants include Luigi's Steakhouse, Dollarama, Bootsma Bakery, Blast From The Past and, Macao Imperial Tea, and Health First Soft Tissue & Joint Clinic.

Offering Summary

Opportunity	1,240 sf
Legal Address	88GQ;2;13
Zoning	Highway Commercial
Lease Price	Market Rates
Additional Rent	\$4.50 psf (Est.)
Possession	Negotiable

Property Highlights

- Excellent location and visibility
- Huge opportunity for signage presence
- Shared free customer / staff park
- Affordable space
- Large front windows



Travelodge

Super 8

Fusion Sushi

BOOTSMA BAKERY

Luigi's STEAKHOUSE

Subject Property

DOLLARAMA

DQ

RBC

GasKing

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Senior Associate
D 403 942 6692
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Avison Young | 704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

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