



Please contact Shift Real Estate for more information about the property.

We are scheduling private meetings to discuss this unique opportunity for your business.

Chet Oberkirsch

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1801 - 20 Ave,
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MAIN STREET OPPORTUNITIES

1,006 - 2,278 sf of Space for Lease

1801 - 20 Ave, Coaldale, Alberta

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PROPERTY HIGHLIGHTS

Year Built

2022

Zoning

C-1

Space

1,006 - 2,278 sf

Pricing

Starting at \$20 psf

Additional Rent

\$8 psf estimated

Possession

Summer 2022

Parking

Street parking and future town parking to the south

Signage

Fascia

PROPERTY INFORMATION

1,006 - 2,278 Sq. Ft. of Space

Unit 1 - 1,129 sf - Pending Lease

Unit 2 - 1,097 sf - Pending Lease

Unit 3 - 1,006 sf

Unit 4 - 1,272 sf

These units are located in the heart of Coaldale on Main Street as part of the Town Hall. The property is in a highly desirable area being a part of the Town's revitalization project. Each unit will be flexible for fit-up to make customizable to the tenants needs.

Demographics

Population of 9,000 people

Population of over 340,000 in the Lethbridge trading area

Median Family Income of \$97,000

Steady population growth of 2-2.5% annual expected

CIVIC SQUARE COMMERCIAL RETAIL UNITS



POSSIBLE USES



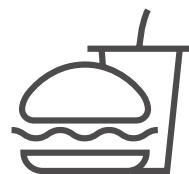
Financial



Retail



General Office







Food & Drink



Wellness

SITE PLAN

Legend

-  Lease Unit 1
1129 ft²
-  Lease Unit 2
1097 ft²
-  Lease Unit 3
1006 ft²
-  Lease Unit 4
1272 ft²



The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed or warranted by Shift Real Estate. nor can it form any part of any future contract.

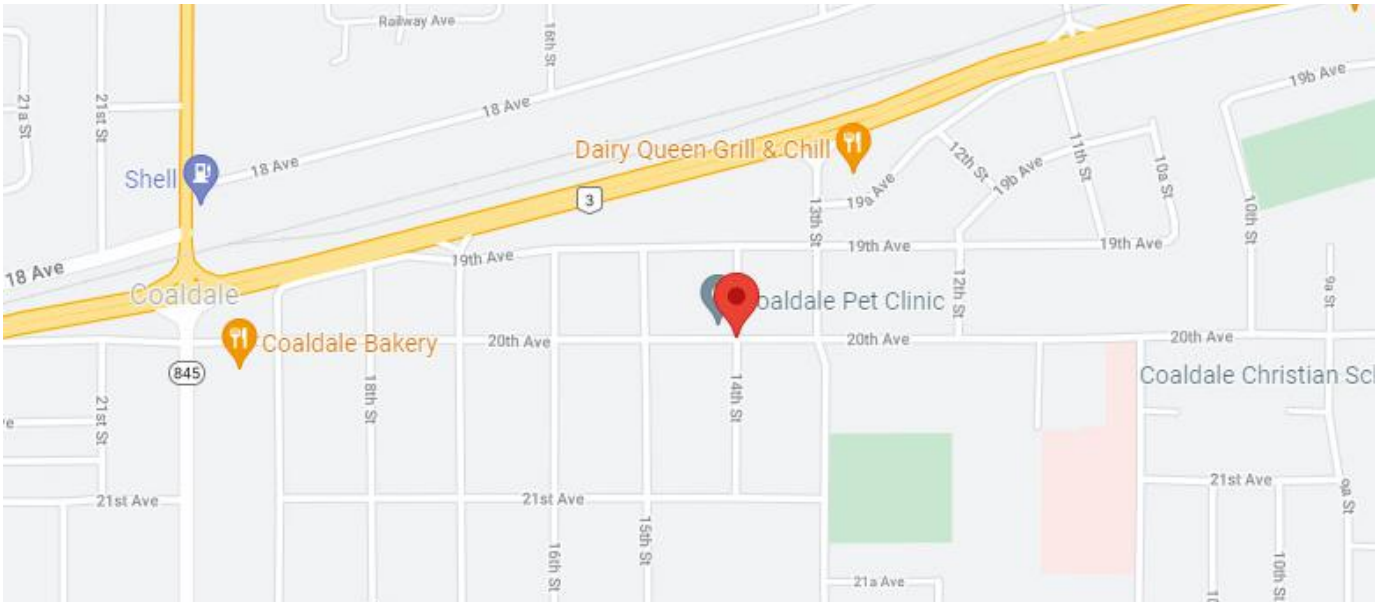
LOCATION



Town of Coaldale sign.



Shot of the build site looking South over Coaldale.



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