



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

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

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**Head Office**  
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Lethbridge, AB  
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**525 Mayor Magrath Drive S,**  
Lethbridge, AB  
T1J 4E3





MINE

# **HIGH TRAFFIC FRONTAGE**

## **1,200 sf of Retail Space for Lease**

525 Mayor Magrath Drive S, Lethbridge, Alberta

**Chet Oberkirsch**

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[shiftrei.ca](http://shiftrei.ca)

# PROPERTY HIGHLIGHTS

## Year Built

2021

## Legal Description

Plan: 8593G8; Block: 8

## Zoning

Highway Commercial (C-H)

## Space

1,200 sf

## Pricing

\$30 psf

## Additional Rent

\$8 psf

## Possession

Available August 2021

## Parking

8 private parking stalls & street side parking

## Signage

Prominent building signage  
Stand alone sign available

## Traffic

32,600 visitors per day

# PROPERTY INFORMATION

## 1,200 to 2,600 Sq. Ft. of CRU Space

New CRU space surrounded by a mix of retail tenants and adjacent to residential neighborhoods. Excellent exposure along Mayor Magrath Drive S which is Lethbridge's busiest corridor (32,600 VPD+).

Targeting food use, health & wellness, financial, medical, professional and retail.

Easily accessible from downtown, Highway #3 and all areas of Lethbridge. This development is easily accessible by vehicle, bike and foot traffic.

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Private parking and unmetered street parking

Street appeal

Quality neighbouring tenants Firestone Restaurant & Bar, ATB Financial, Pizza 73, Family Pet Hospital, Coast Hotel & Resorts, Campbell Clinic, 7-Eleven, Henderson Pool and Spitz Stadium.

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## Demographics

Population of 100,000 people.

Median family income of \$90,570.

A population of over 340,000 in the Lethbridge Trade Area.

Steady population growth of 1.7% expected.

# GALLERY



# POSSIBLE USES



Financial



Retail



General Office



Food & Drink

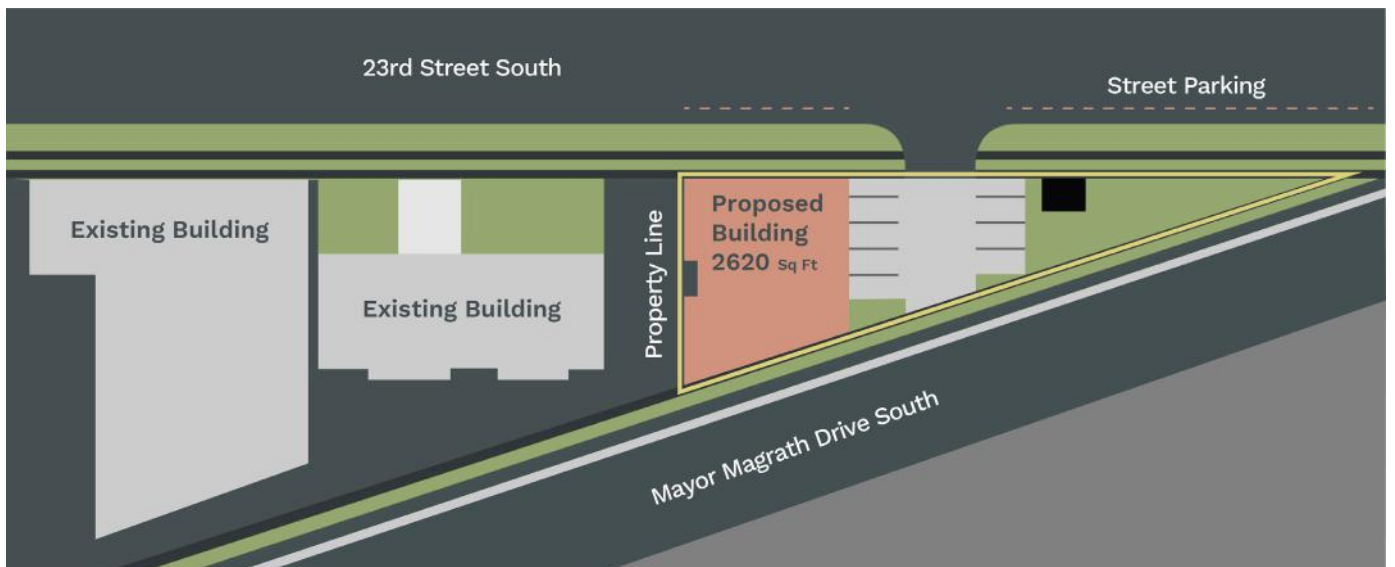


Medical



Wellness

# SITE PLAN



# BLUEPRINTS



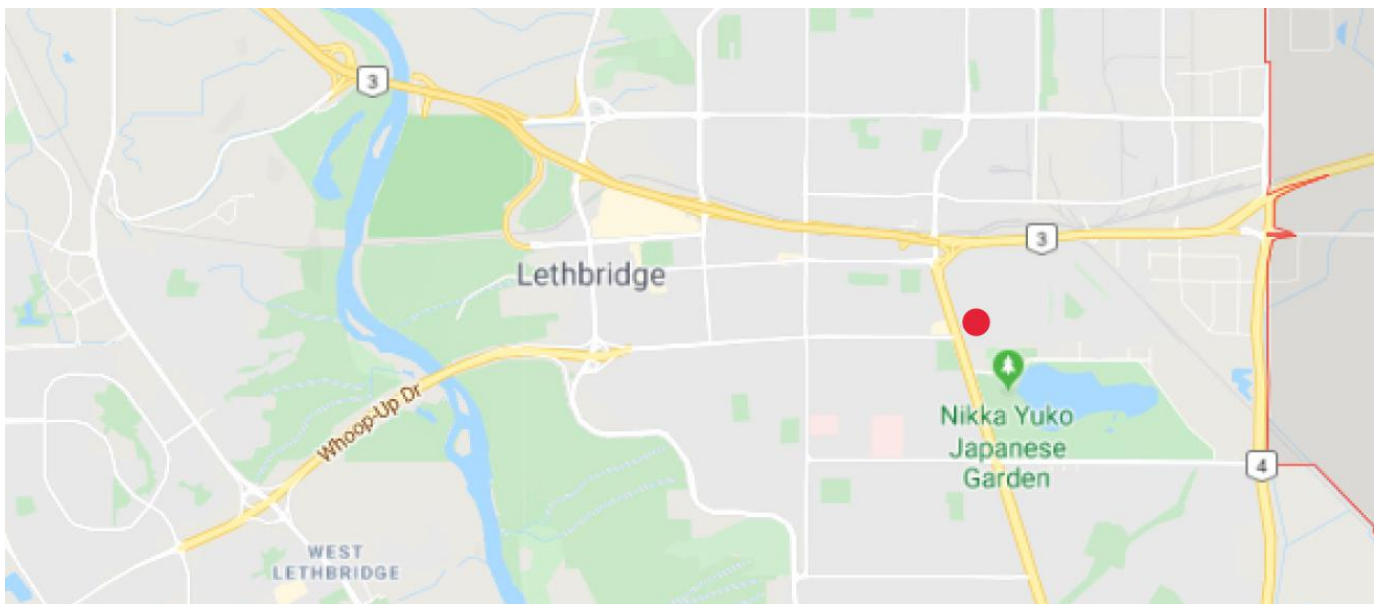
FLOOR PLAN

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



Mayor Magrath Drive South facing adjacent to building. Walking distance to Henderson Lake.



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