



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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Lethbridge, AB
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3321 1st Avenue South,
Lethbridge, AB
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FLEXIBLE SPACE

6,772 sf of Space Available for Lease

3321 1st Avenue South, Lethbridge, Alberta

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PROPERTY HIGHLIGHTS

Year Built

2021

Zoning

Business Industrial (I-B)

Space

6,772 sf

Pricing

Market Rate

Additional Rent

\$6 psf (2021 Estimate)

Possession

Available May 2021

Parking

Flexibility for 16 - 50 stalls

Signage

Prominent building signage
Stand alone sign available

Traffic

25,100 VPD+ Highway 3

PROPERTY INFORMATION

6,772 Sq. Ft. of CRU Space

The subject property is located in a desirable area with excellent exposure from Highway 3 (25, 100 VPD+).

Flexible space ideal for a light industrial user. This redevelopment property will include multiple overhead doors and a secure gated yard.

Possession available for May 2021.

Flexible space, suitable for a wide variety of users. Landlord willing to customize space to best suit needs.

Easily accessible site in close proximity to both Highway 3 and 43rd Street

Business Industrial zoning

Quality neighbouring tenants.

Demographics

Population of 100,000 people.

Median family income of \$90,570.

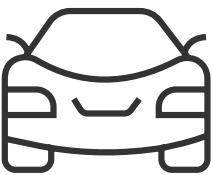
A population of over 340,000 in the Lethbridge Trade Area.

Steady population growth of 1.7% expected.

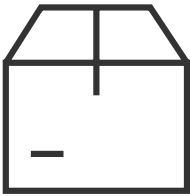
GALLERY



POSSIBLE USES



Automotive



Warehouse



Hardware
Supplies

BLUEPRINTS

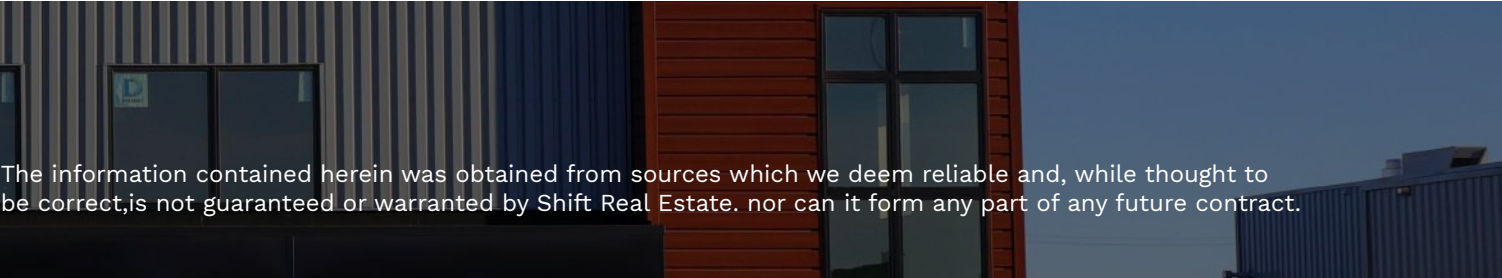


The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed or warranted by Shift Real Estate, nor can it form any part of any future contract.

LOCATION



Parallel with Highway 3



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