

FOR LEASE

1200 BLOCK

1251 3rd Avenue South, Lethbridge, AB

BAYS AVAILABLE FROM 1,200 SF



JOIN TIM HORTONS



DRONE VIDEO

ARTIST'S CONCEPTION
FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

David Cooney
Partner
780 917 8327
david.cooney@cwedm.com



Robert Kinniburgh
403 315 5154
robert@bankerscommercial.com

THE OPPORTUNITY

- Prime Central Lethbridge location
- Access via 2nd Avenue South with excellent visibility along the 3rd Avenue South corridor, and both 12A and 12B Streets
- Redevelopment of entire City block
- 36,203 people within 3 km, approximately one-third of Lethbridge's population
- Main floor retail spaces available from 1,200 SF
- Join Tim Hortons
- Opportunity for roof top patio in Building D
- Second floor office spaces available
- Up to 3,408 SF (Building C)
- In addition to excellent on-site parking there are over 30 parking stalls along 12A Street and 15 parking stalls along 2nd Avenue South
- Commercial Zoning allows for a wide range of uses



SITE PLAN

2 AVENUE SOUTH

PROPOSED ENTRANCE

12A STREET SOUTH

12B STREET SOUTH

3 AVENUE SOUTH

PROJECT/SITE INFORMATION

DISTRICT:
C-G GENERAL COMMERCIAL (SHOPPING CENTRE)

SITE AREA:
OVERALL SITE AREA = 76,020 SF
7,262 SM
1.76 ACRES
0.71 HECTARES

LOT DIMENSIONS = 289' x 270'
88 M x 84 M

SITE DENSITY:
BUILDING COVERAGE AREA = 18,996 SF (1,765 SM)
% OF SITE COVERED BY BUILDINGS = 25.0%

BUILDING HEIGHT:
MAXIMUM = 42'-7" (13 M)

BUILDING AREAS (GROSS - GFA):
BLDG. A AREA = 6,015 SF (555 SM)
BLDG. B AREA = 4,030 SF (374 SM)
BLDG. C AREA (2 STOREY) =
3,895 SF (358 SM) + 3,750 SF (348 SM)
BLDG. D AREA (EXISTING 2 STOREY) =
4,171 SF (387 SM) + 4,549 SF (404 SM)
BLDG. E AREA = 2,190 SF (204 SM)
TOTAL AREAS = 27,665 SF (2,617 SM)





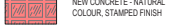






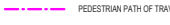







BUILDING AREAS (NET @ MAIN FLOOR):
EXISTING AREAS = 4,171 SF (387 SM)
PROPOSED AREAS = 14,823 SF (1,377 SM)
TOTAL AREAS = 18,996 SF (1,765 SM)

SITE PARKING (1 stall per 25 SM) - GROSS AREA:
REQUIRED TOTAL PARKING = 101 STALLS
(INCLUDES) 4 BARRIER-FREE PARKING STALLS

PROVIDED TOTAL PARKING = 71 STALLS
(INCLUDES) 4 BARRIER-FREE PARKING STALLS
GRAND TOTAL = 71 PARKING STALLS

BICYCLE PARKING:
REQUIRED/PROVIDED BICYCLE PARKING = 4 (UN-SECURED)

SITE MATERIAL LEGEND:

-  GRAVEL
-  RYBAR REDWOOD RUBBER MULCH - 2" (50mm) DEPTH, WITH LANDSCAPE FABRIC
-  ASPHALT
-  NEW CONCRETE - NATURAL COLOUR, BROOM FINISH
-  NEW CONCRETE - NATURAL COLOUR, STAMPED FINISH
-  EXISTING CONCRETE
-  FIRE TRUCK ACCESS (6.0m WIDTH)
-  SETBACK LINE
-  PROPERTY LINE
-  UTILITY RIGHT OF WAY LINE
-  FENCE
-  DRP IRRIGATION LINE
-  PEDESTRIAN PATH OF TRAVEL
-  PROPOSED TREE
** SEE PLANTING LEGEND
-  SITE LIGHTING
-  STREET LIGHT
-  FIRE HYDRANT
-  POWER POLE
-  PEDESTAL TRANSFORMERS

PROPOSED PYLON SIGN NOTES:
• MAXIMUM HEIGHT OF 20'0" (6.0 M)
• MAXIMUM AREA OF 215 SF (20 SM)
• REFER TO LETHBRIDGE LAND-USE BYLAW DIVISION 1 SECTION 60 PART B

1 Site Plan - Proposed Phasing
Plan
1:200

EXISTING BUS STOP ACROSS
3rd AVENUE SOUTH

EXISTING BUILDING

± 1,100 SF
Tim Hortons
80 m DRIVE THROUGH LANE

5,611 SF
(rooftop patio opportunity)

1,348 SF

1,350 SF

1,722 SF

4,219 SF

PHASE ONE

3,408 SF

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING FIRE HYDRANT

EXISTING SITE ELECTRICAL TRANSFORMER LOCATION CW 4m x 4m EASEMENT

PROPOSED SITE ELECTRICAL TRANSFORMER LOCATION CW 4m x 4m EASEMENT

NEW STAIR AND RAILING DOWN TO EXISTING SIDEWALK

LOW DIVIDER WALL BETWEEN PROPERTY AND PUBLIC SIDEWALK

PROPOSED SITE LIGHTING

PROPOSED SITE LIGHTING

PROPOSED SITE LIGHTING

PROPOSED SITE LIGHTING

PROPOSED SITE LIGHTING

PROPOSED SITE LIGHTING

PROPOSED SIGHT LINE

PROPOSED WASTE & RECYCLING UNDERGROUND BIN LOCATION

PROPOSED WASTE & RECYCLING UNDERGROUND BIN LOCATION

PROPOSED SITE LIGHTING

PROPOSED SITE LIGHTING

CLASS TWO BICYCLE RACKS W/ SHELTER

PROPOSED WASTE & RECYCLING UNDERGROUND BIN LOCATION

PROPOSED SITE LIGHTING

PROPOSED WASTE & RECYCLING UNDERGROUND BIN LOCATION

PROPOSED SITE LIGHTING

PROPOSED WASTE & RECYCLING UNDERGROUND BIN LOCATION

PROPOSED SITE LIGHTING

PROPOSED WASTE & RECYCLING UNDERGROUND BIN LOCATION

PROPOSED SITE LIGHTING

PROPOSED WASTE & RECYCLING UNDERGROUND BIN LOCATION

PROPOSED SITE LIGHTING

PROPOSED WASTE & RECYCLING UNDERGROUND BIN LOCATION

PROPOSED SITE LIGHTING

PROPOSED WASTE & RECYCLING UNDERGROUND BIN LOCATION

PROPOSED SITE LIGHTING

PROPOSED WASTE & RECYCLING UNDERGROUND BIN LOCATION

PROPOSED SITE LIGHTING

PROPOSED PYLON SIGN LOCATION (CONCEPTUAL PURPOSES ONLY)

PROPOSED PYLON SIGN LOCATION (CONCEPTUAL PURPOSES ONLY)

PROPOSED PYLON SIGN LOCATION (CONCEPTUAL PURPOSES ONLY)

PROPOSED PYLON SIGN LOCATION (CONCEPTUAL PURPOSES ONLY)

PROPOSED PYLON SIGN LOCATION (CONCEPTUAL PURPOSES ONLY)

PROPOSED PYLON SIGN LOCATION (CONCEPTUAL PURPOSES ONLY)

PROPOSED PYLON SIGN LOCATION (CONCEPTUAL PURPOSES ONLY)

PROPOSED PYLON SIGN LOCATION (CONCEPTUAL PURPOSES ONLY)

PROPOSED PYLON SIGN LOCATION (CONCEPTUAL PURPOSES ONLY)





3 AVENUE SOUTH

CROWSNEST HIGHWAY 3

2 AVENUE SOUTH

3 AVENUE SOUTH

12B STREET

12A STREET



CUSHMAN & WAKEFIELD EDMONTON
David Cooney
Partner
780 917 8327
david.cooney@cwedm.com



Robert Kinniburgh
403 315 5154
robert@bankerscommercial.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. October, 2025