

FOR LEASE

1200 BLOCK

1251 3rd Avenue South, Lethbridge, AB

BAYS AVAILABLE FROM 1,200 SF



AVAILABLE FALL 2025

REINHARD FRITZ
ARCHITECT
INC.

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

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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
- One drive-thru available (pending)
- 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

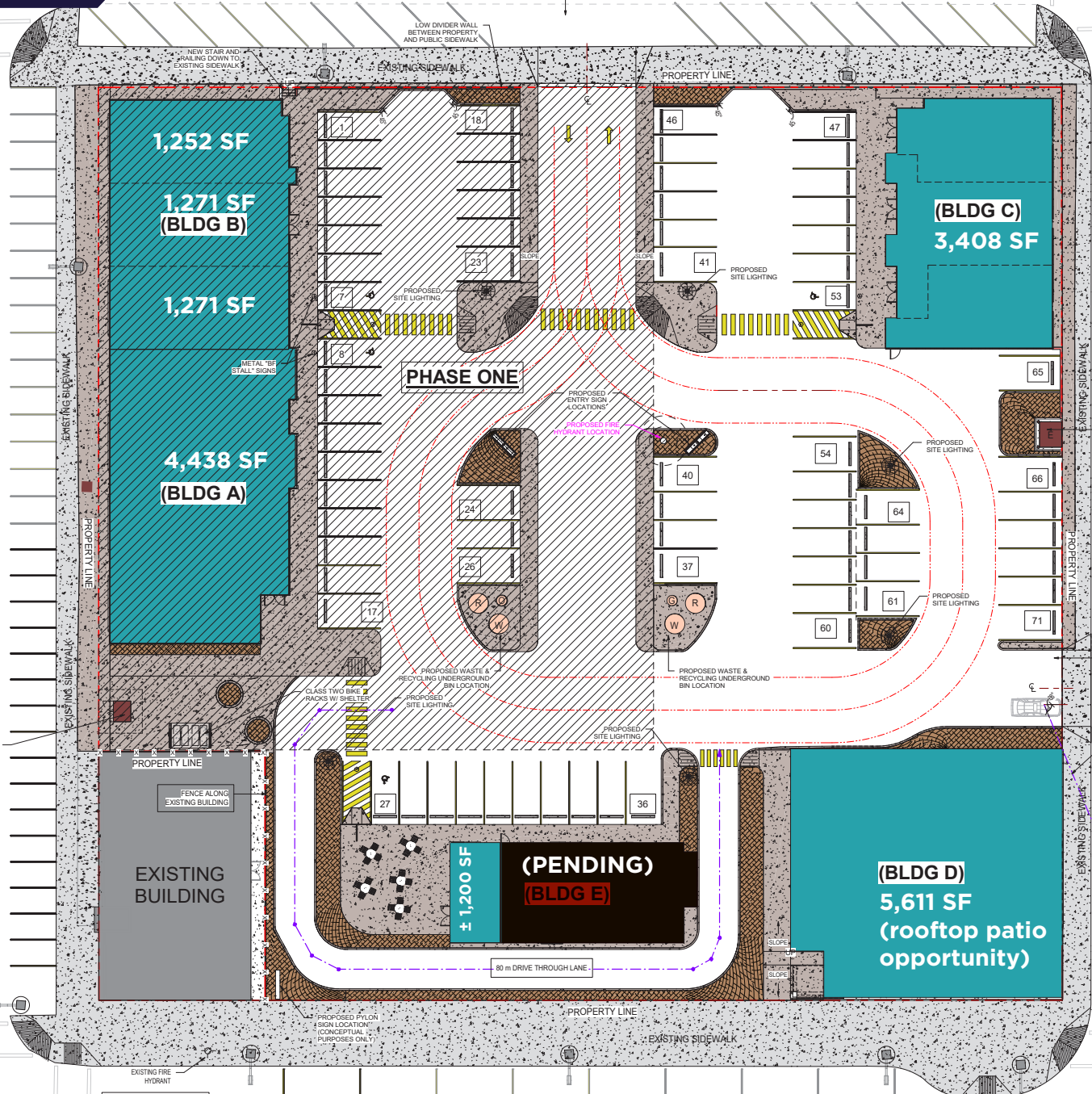
2 AVENUE SOUTH

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 (465 SM)
BLDG. B AREA = 4,030 SF (374 SM)
BLDG. C AREA (2 STOREY) =
3,195 SF (314 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 = 27,668 SF (2,617 SM)

BUILDING AREAS (NET @ MAIN FLOOR):
EXISTING AREAS = 4,171 SF (387 SM)
PROPOSED AREAS = 4,823 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 20'4" (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



3 AVENUE SOUTH

CROWSNEST HIGHWAY 3

2 AVENUE SOUTH

3 AVENUE SOUTH

12B STREET

12A STREET



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