

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  
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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 (555 SM)  
BLDG. B AREA = 4,030 SF (374 SM)  
BLDG. C AREA (2 STOREY) =  
3,995 SF (368 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 (4,517 SM)  
TOTAL AREAS = 18,996 SF (1,765 SM)

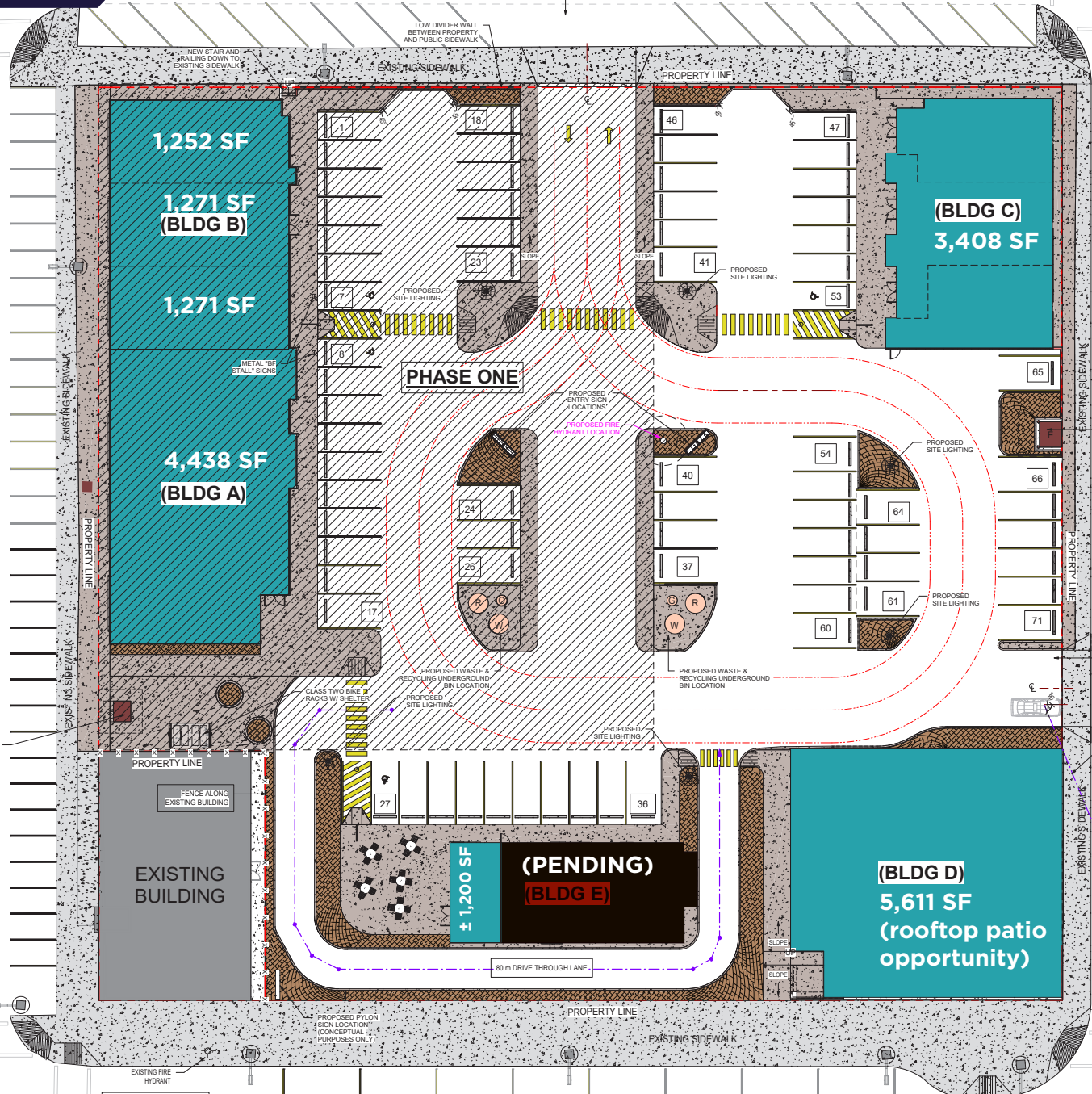
**SITE PARKING (1 stall per 25 SM) - GROSS AREA:**  
REQUIRED TOTAL PARKING = 101 STALLS  
(INCLUDES) 4 BARRIER-FREE PARKING STALLS

**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



1 Site Plan - Proposed Phasing Plan  
1:200

**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



3 AVENUE SOUTH

CROWSNEST HIGHWAY 3

2 AVENUE SOUTH

3 AVENUE SOUTH

12B STREET

12A STREET



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