

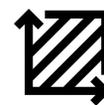
**AVISON  
YOUNG**

**Retail / office unit for lease**

2667 Scenic Drive North  
Lethbridge, AB T1H7G3



**Flexible retail / office unit  
available in a desirable North  
Lethbridge location**



1,354 SF



Market Rates

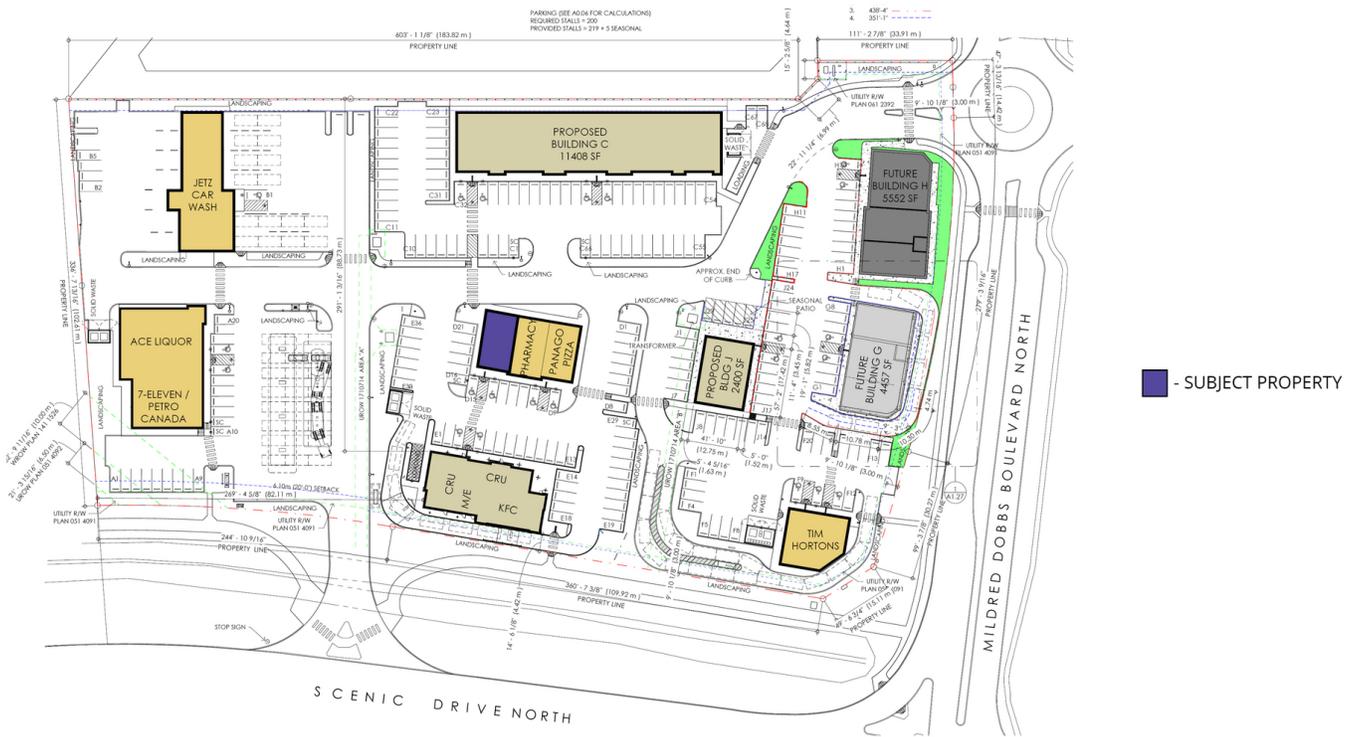


Possession Negotiable

**Get more  
information**

[Ashley Soames](#)  
Senior Associate  
D 403 942 6692  
[ashley.soames@avisonyoung.com](mailto:ashley.soames@avisonyoung.com)

704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338



**Property Description**

This modern retail / office unit is available for lease in a desirable North Lethbridge location. The space offers a flexible open floor plan equipped with a reception and waiting area, two private washrooms, a private room suitable for an office, and features large windows that create a naturally lit and inviting space. Please contact an Associate to discuss these opportunities further.

**Location Description**

The subject property is situated in Legacy Gate, a quality retail development strategically located between new and mature residential communities. Located just off Scenic Drive North (11,800 VPD+), the location offers excellent visibility, easy access and high traffic counts.

**Offering Summary**

Opportunity:	1,354 SF
Legal Address:	0514090;2;2
Zoning:	Neighbourhood Commercial
Lease Price:	Market Rates
Additional Rent:	\$13.00 PSF
Possession:	Negotiable

**Property Highlights**

- Turnkey salon space
- Located in a busy retail district
- Ample on-site parking
- Convenient access from Scenic Drive North (11,800 VPD+)
- Strong signage opportunity



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