

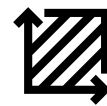
AVISON YOUNG

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**

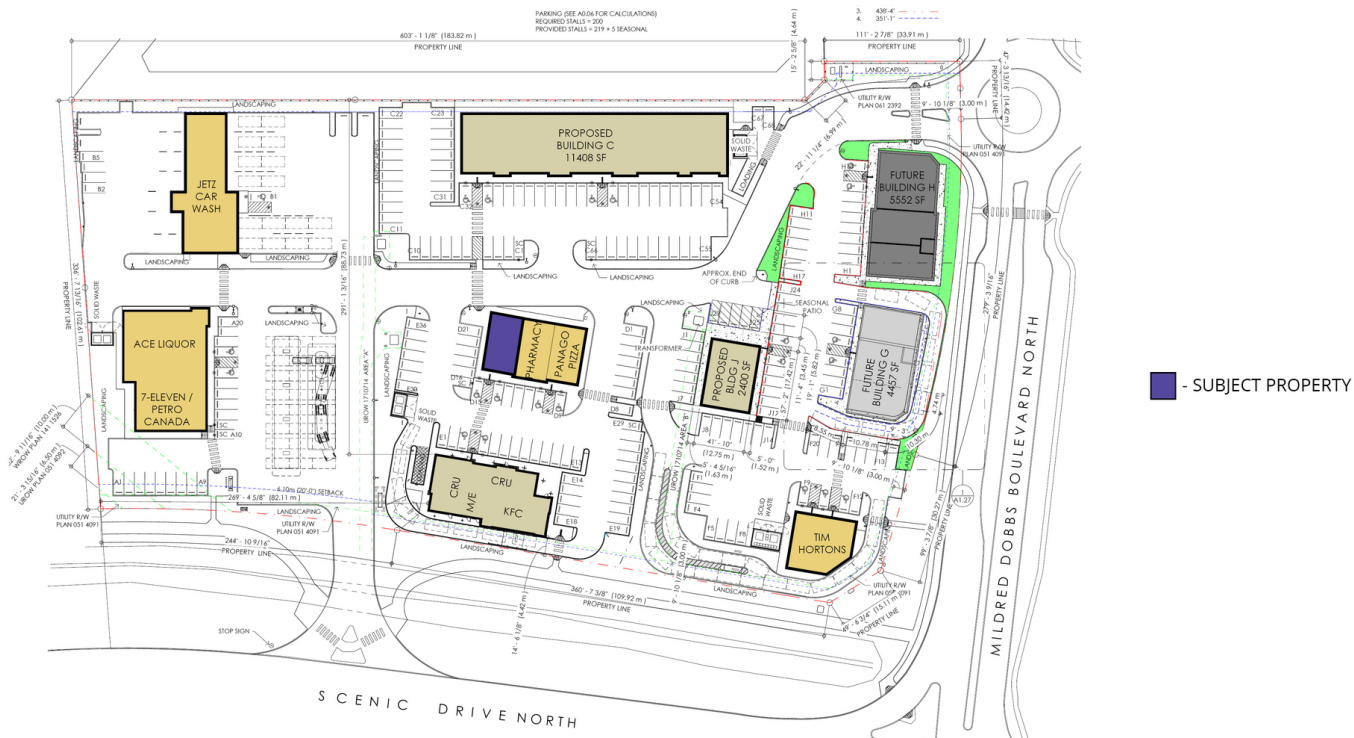
[Ashley Soames](#)

Senior Associate

D 403 942 6692

ashley.soames@avisonyoung.com

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

**AVISON
YOUNG**

Ashley Soames

Senior Associate

D 403 942 6692

ashley.soames@avisonyoung.com

Retail / office unit for lease

2667 Scenic Drive North



**AVISON
YOUNG**

[Ashley Soames](#)

Senior Associate

D 403 942 6692

ashley.soames@avisonyoung.com

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

© 2024, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified.

Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.