

Norbridge Plaza

Retail / Office / QSR



**738 – 23rd Street North
Lethbridge, Alberta**

**LEASE
OPPORTUNITY**



Scholten Management

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Norbridge Plaza Lease Opportunity

738 – 23rd Street N, Lethbridge, AB



1,080 s.f.

- 17.5' x 62' (+/-)
- Base Rent – \$13.50 p.s.f.
- Availability - November 1
- Additional Rent - \$3.75 p.s.f. (2025 estimate) includes realty tax and CAM



Property Features:

- Opportunity to locate in a well established north Lethbridge neighborhood shopping plaza
- Ample off street parking
- Long term neighboring tenants include Norbridge Pharmacy, Ozone Cannabis, Busters Pizza, Fabric Care Dry Cleaning, Hair Care Co., and Fast Tire
- Well maintained and locally managed

Area Features:

- Mature stable neighborhood
- High traffic location on North Mayor Magrath Drive with 10,400 vehicles passing daily

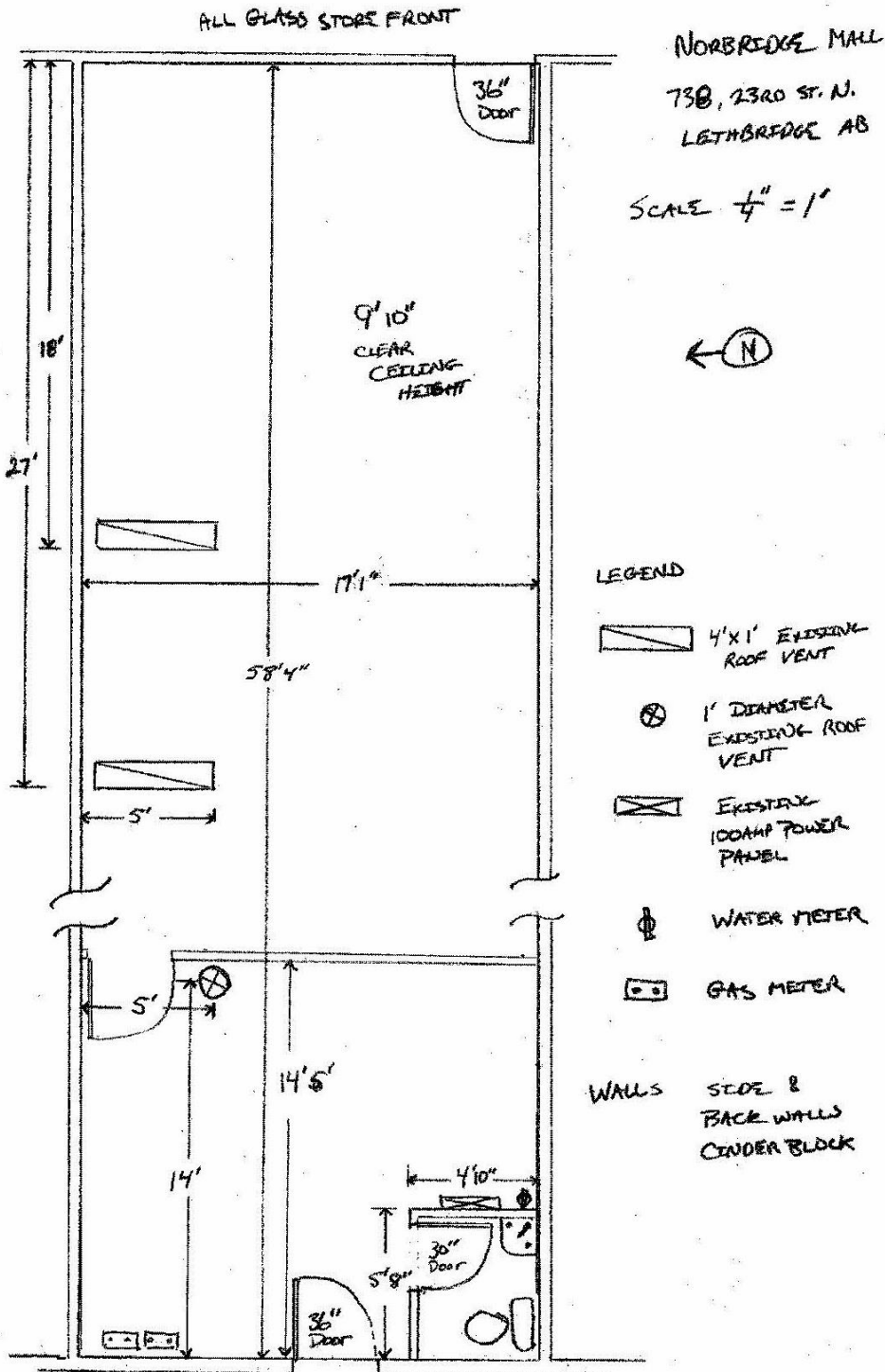


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