



# 2653 Scenic Drive North Lethbridge, AB

## Build to suit opportunities available for lease

Legacy Gate is a quality retail development in North Lethbridge. The build to suit opportunities are constructed to shell and can be customized to best suit individual tenant requirements.

### Get more property information

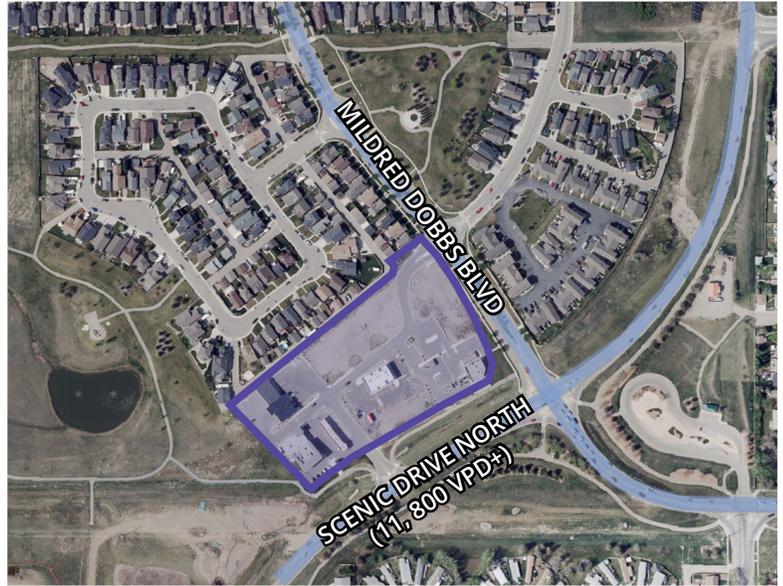
**Jeremy Roden**  
Executive Vice President  
403 942 0293  
[jeremy.rodan@avisonyoung.com](mailto:jeremy.rodan@avisonyoung.com)

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

## THE LOCATION

Legacy Gate is 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.



## THE SPACE

Lease Rate  
Market Rates

Additional Rent  
**\$12.50 PSF**  
(2024)

- Building & pylon signage available
- On-site, shared parking lot
- Neighbourhood Commercial Zoning
- CRU's are built to shell and can be customized to best suit individual tenant requirements
- Please reach out to discuss these build to suit opportunities
- Current site tenants include: 7-Eleven, Petro Canada, Tim Hortons, Ace Liquor, Jetz Car Wash, Panago Pizza, Love Cheese Shop, Pharmasave, All North Dental, Marble Slab Creamery, Subway and KFC.



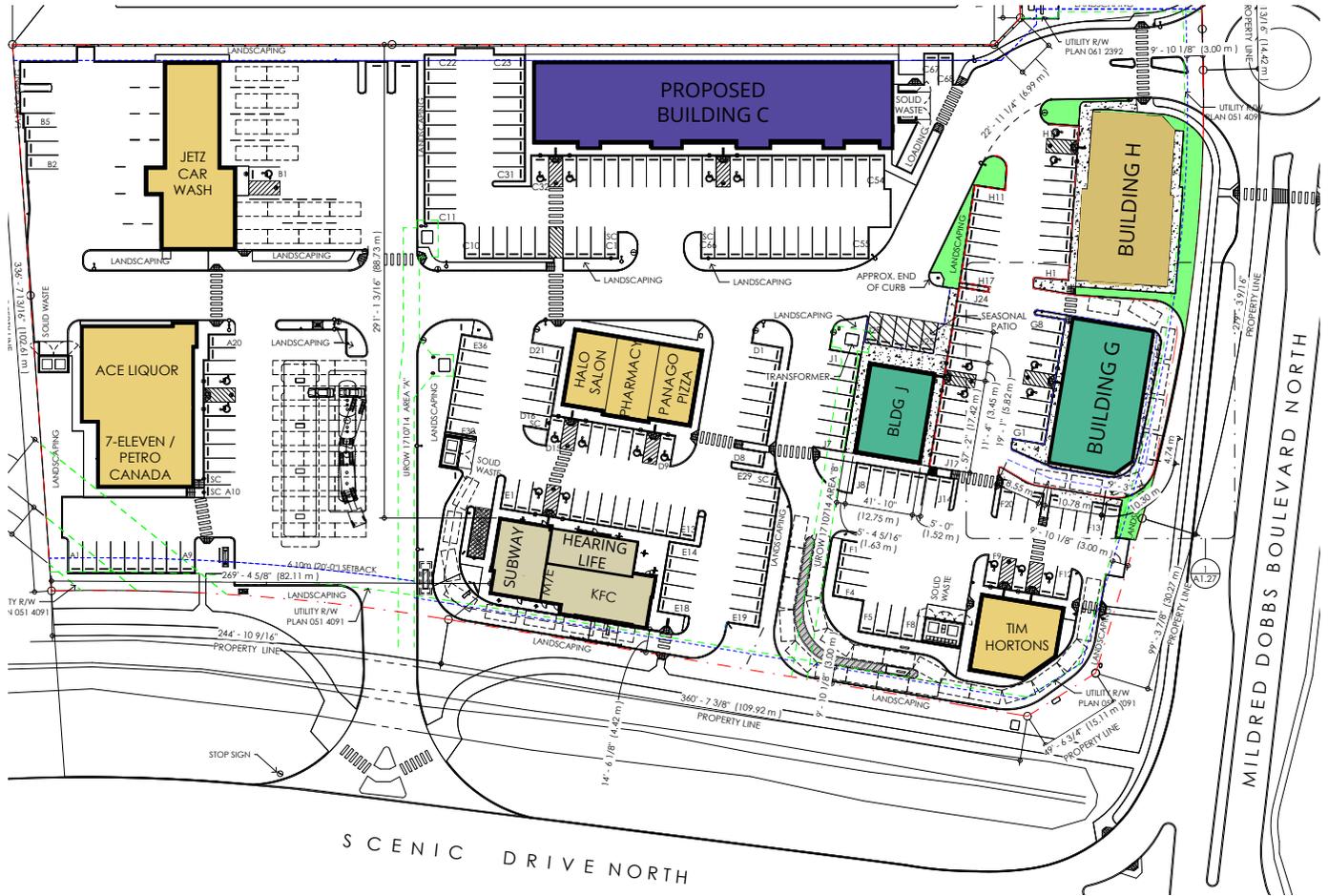
**Building G** Build to Suit Options  
Up to 3,896 SF

**Building H** Fully  
Leased

**Building J** Build to Suit Options  
Up to 2,472 SF

**Building C** Future Development  
Up to 11,408 SF

# SITE PLAN



- BUILD TO SUIT
  - FUTURE DEVELOPMENT



The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed or warranted by Avison Young Lethbridge (2016) Inc. nor can it form any part of any future contract.

# UNIT AVAILABILITY



- AVAILABLE
  - LEASED



The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed or warranted by Avison Young Lethbridge (2016) Inc. nor can it form any part of any future contract.



# LOCATION MAP



Get more  
property  
information

Jeremy Roden  
Executive Vice President  
403 942 0293  
jeremy.rodan@avisonyoung.com

**AVISON  
YOUNG**

Avison Young  
704 4<sup>th</sup> Avenue South, Suite 295  
Lethbridge, AB  
T1J 0N8, Canada

**CANADA BEST  
MANAGED  
COMPANIES**

[avisonyoung.com](http://avisonyoung.com)

Platinum member

© 2025 Avison Young