

Retail property for lease

2920 26 Avenue South
Lethbridge, AB



**College Landing offers a
quality redevelopment in a
primary commercial node**



Starting at 969 sf



Strong site
co-tenants



Excellent exposure
32,600 VPD+

Get more property information

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Property Description

The subject property offers a redevelopment opportunity including a 6,260 sf pad site. The site benefits from the retail site's high visibility, high traffic counts, excellent signage opportunities, and ample free parking. Please contact an Associate to discuss this opportunity further.

Location Description

Located at the central and highly visible corner of Mayor Magrath Drive (32,600 VPD+) and Scenic Drive South (15,500 VPD+). The site is part of the busy Scenic Square shopping area and is located in the South Lethbridge retail hub. Neighbouring and nearby major retail tenants include Safeway, Walmart, Superstore, Costco, Shopper's Drug Mart, Lowes, Home Depot, and Rona.

Ideal Users

- Food & beverage
- Health & wellness
- Medical
- Professional services
- Boutique fitness studio
- Retail
- Hair salon

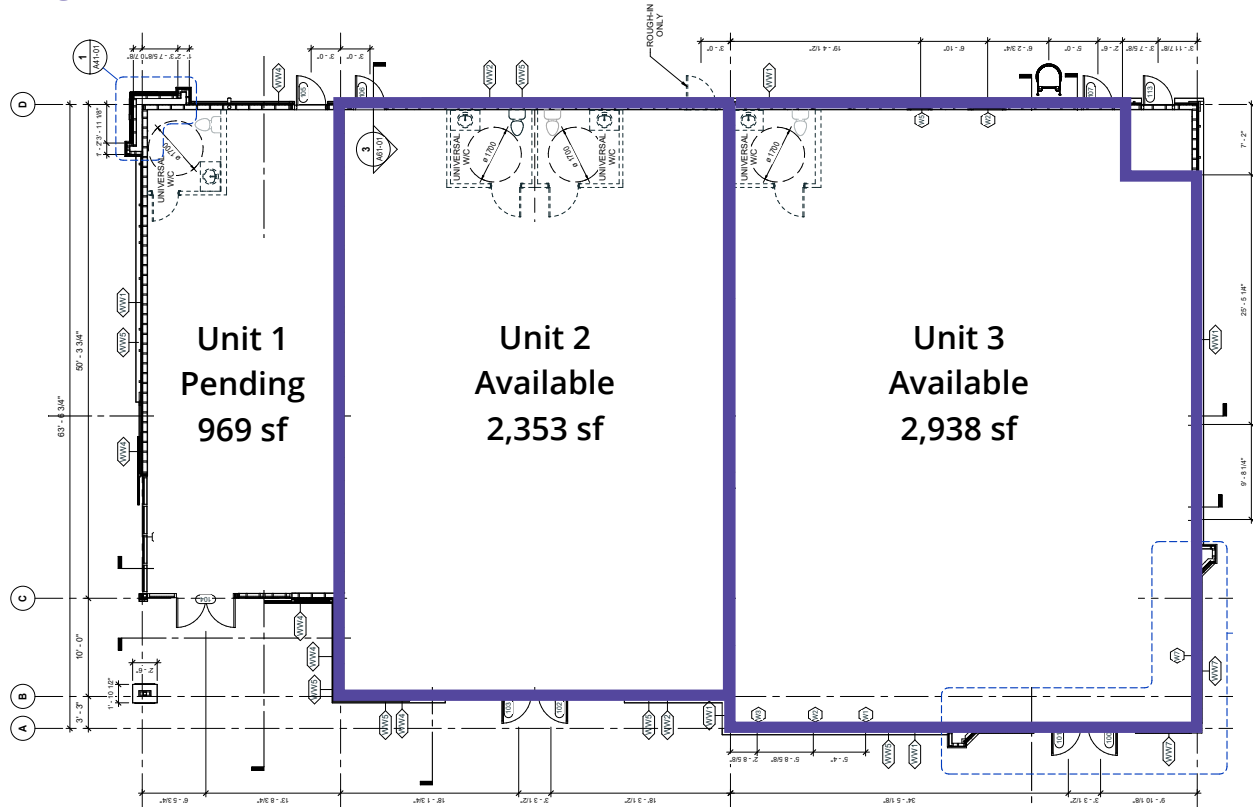
Offering Summary

Opportunity	Building C
	Unit 1 - 969 sf
	Unit 2 - 2,353 sf
	Unit 3 - 2,938 sf
Legal Address	0312313;5;4
	0312313;5;6
Zoning	Direct Control (D-C)
Lease Price	Market Rates
Additional Rent	\$10.65 psf (2025)
Possession	Negotiable

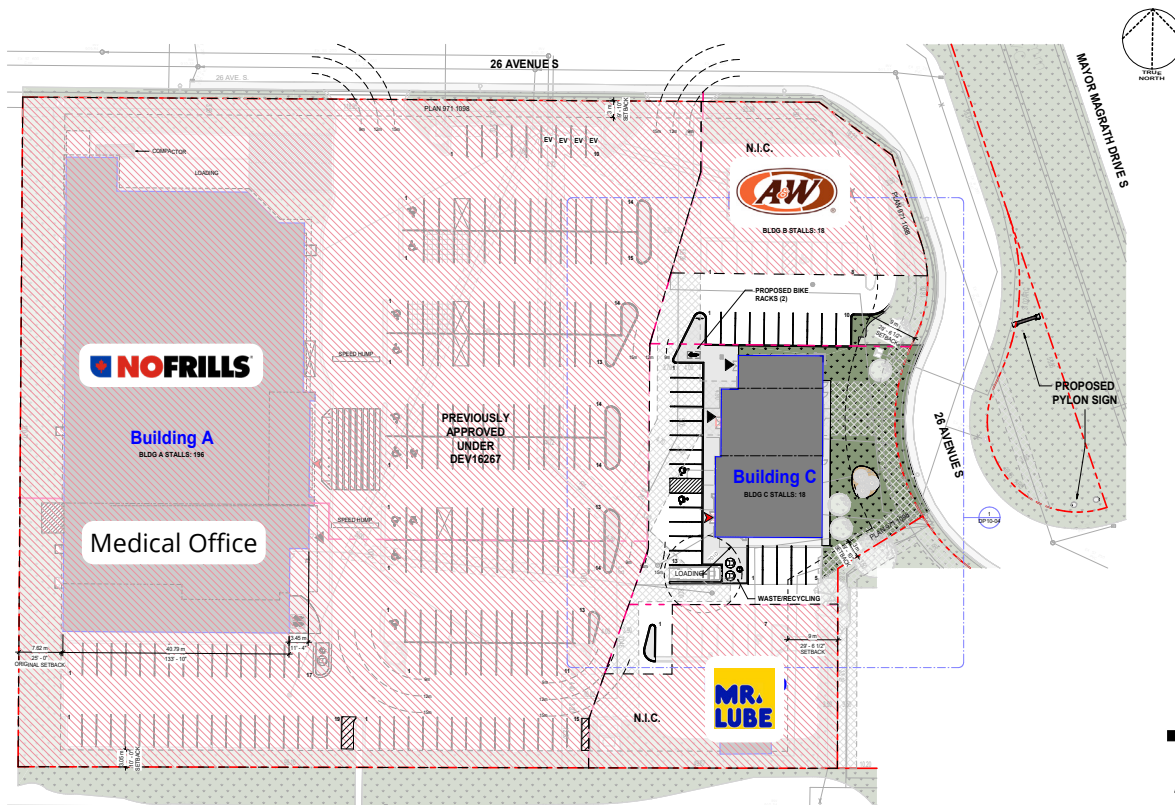
Property Highlights

- Excellent tenant mix including No Frills, Mr. Lube, and A&W
- Easily accessible from Mayor Magrath Drive S (32,600 VPD+)
- Large parking lot with ample free parking
- Modern design & curb appeal
- Excellent signage opportunities
- Flexible occupancy

Building C Availability



Site Plan





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