

# FOR SALE

1201 2A AVENUE N, LETHBRIDGE, ALBERTA

FULLY LEASED NNN STRIP MALL | \$2,775,000 | 7.22% CAP RATE

- ✓ WALE: 5.1 YEARS
- ✓ DIVERSE TENANT MIX
- ✓ HIGH-VISIBILITY LOCATION

Marcus & Millichap



# OPPORTUNITY

Marcus & Millichap REIS Canada Inc. is pleased to present the opportunity to acquire a 100% freehold interest in 1201 2A Avenue N, Lethbridge, Alberta. This income-producing asset is strategically located in the heart of Lethbridge, with excellent connectivity to major amenities, educational institutions, and key transportation corridors. The Property offers investors stable cash flow, strong tenant covenants, and attractive long-term upside via rental rate growth.



## Tenant Mix

Anchored by daily-needs retail and office users including financial and medical users, the Property provides a balanced mix of essential service-oriented tenants offered below replacement cost.



## Stable Income

All tenants are secured on longstanding NNN leases, ensuring predictable cash flow.



## Location

Directly across from Centre Village Mall and within close proximity to national retailers including Canadian Tire, Save-On-Foods, and London Drugs, driving strong customer traffic to the area.



## Exposure

Prominently positioned along 2A Avenue N, the Property benefits from excellent exposure, convenient ingress/egress, and ample surface parking.



# SALIENT DETAILS

<b>Address:</b>	1201 2A Avenue N, Lethbridge, Alberta
<b>LINC:</b>	0016 212 672
<b>Legal Description:</b>	PLAN 406R BLOCK 142 LOTS 19 TO 26 INCLUSIVE
<b>Site Size:</b>	25,911 SF
<b>Zoning/Land Use:</b>	<u>C-G General Commercial</u>
<b>Year Built:</b>	1996 and 2014
<b>Tenants:</b>	H&R Block, Edward Jones, Beltone Hearing Centre, M&M Food Market, M.E.C.A Academy Inc., Reddhart Workwear
<b>Leasable Area:</b>	+/- 12,399
<b>Occupancy:</b>	100%
<b>Parking:</b>	+/- 30 stalls
<b>NOI:</b>	\$200,315*
<b>WALE:</b>	5.1 Years*
<b>Price:</b>	\$2,775,000 (\$223.81 PSF)
<b>Cap Rate:</b>	7.22%



\*As of February 1st, 2026

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# SURROUNDING CONSIDERATIONS



# MARKET OVERVIEW

Lethbridge, Alberta, strategically positioned just over two hours south of Calgary, serves as a vibrant economic hub in Southern Alberta. Known for its robust agriculture sector, driven by extensive farming and agribusiness activities, Lethbridge boasts a diverse economy anchored by industries such as food processing, manufacturing, education, and healthcare. The city's proximity to major transportation routes, including Highway 3 and the Canadian Pacific Railway, facilitates efficient connectivity to domestic and international markets. With a growing population and a reputation for affordability, Lethbridge presents promising opportunities for real estate and business development, making it an appealing location for investors seeking steady returns and longterm growth prospects in Alberta's dynamic economy.

## Population



Major hub for Southern Alberta; the fourth largest city in Alberta.



Total local population of approximately 108,000 people and pulling on a larger secondary trade area of nearly 342,000 people.



Projected population increase in Lethbridge (2025 - 2030): 5.10%

## Economy & Jobs



Significant commercial hub for retail, agriculture, industrial, and manufacturing.



A prime destination for shipping and trade between Canada, the United States, and Mexico; Lethbridge possesses many transport services, such as a local airport, four provincial highways, rail service, and buses.



Low cost of living, and substantial job opportunities in the public sector with the top five employers in Lethbridge being government-based.

## Housing Market



Average house price: \$342,893\*.



Record low housing inventory\*.

\*Alberta Real Estate Association - City of Lethbridge Month Statistics. January 2022



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