



**AVISON
YOUNG**

RETAIL/OFFICE/WAREHOUSE SPACE FOR LEASE

1014 | **3RD AVENUE NORTH**
LETHBRIDGE, ALBERTA

Opportunity

Up to 15,000 SF

Stafford Common is located in a high traffic location on 3rd Avenue North, with excellent exposure and accessibility via Stafford Drive. The property has recently undergone extensive renovation and is ideal for retail or office tenants. Flexible space options. Possession is negotiable.

Ashley Soames

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Shane Garner

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Jeremy Roden

Executive Vice President
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PROPERTY HIGHLIGHTS

- The subject property features a large open floor plan
- The leasable space is flexible and suitable for a large variety of users
- Fire sprinklers throughout
- One loading door with dock
- 14' ceiling heights
- Rooftop heating and cooling

LEASE OPPORTUNITY

Up to 15,000 SF
Lease Rate: \$10.00 PSF
Additional Rent: \$5.00 PSF

LEGAL DESCRIPTION

Plan: 4353S
Block: 37
Lots: 6 to 8

ZONING

C-G (Commercial General)

PARKING

Large, private paved parking lot

SIGNAGE

Building, front and rear



Get more property information

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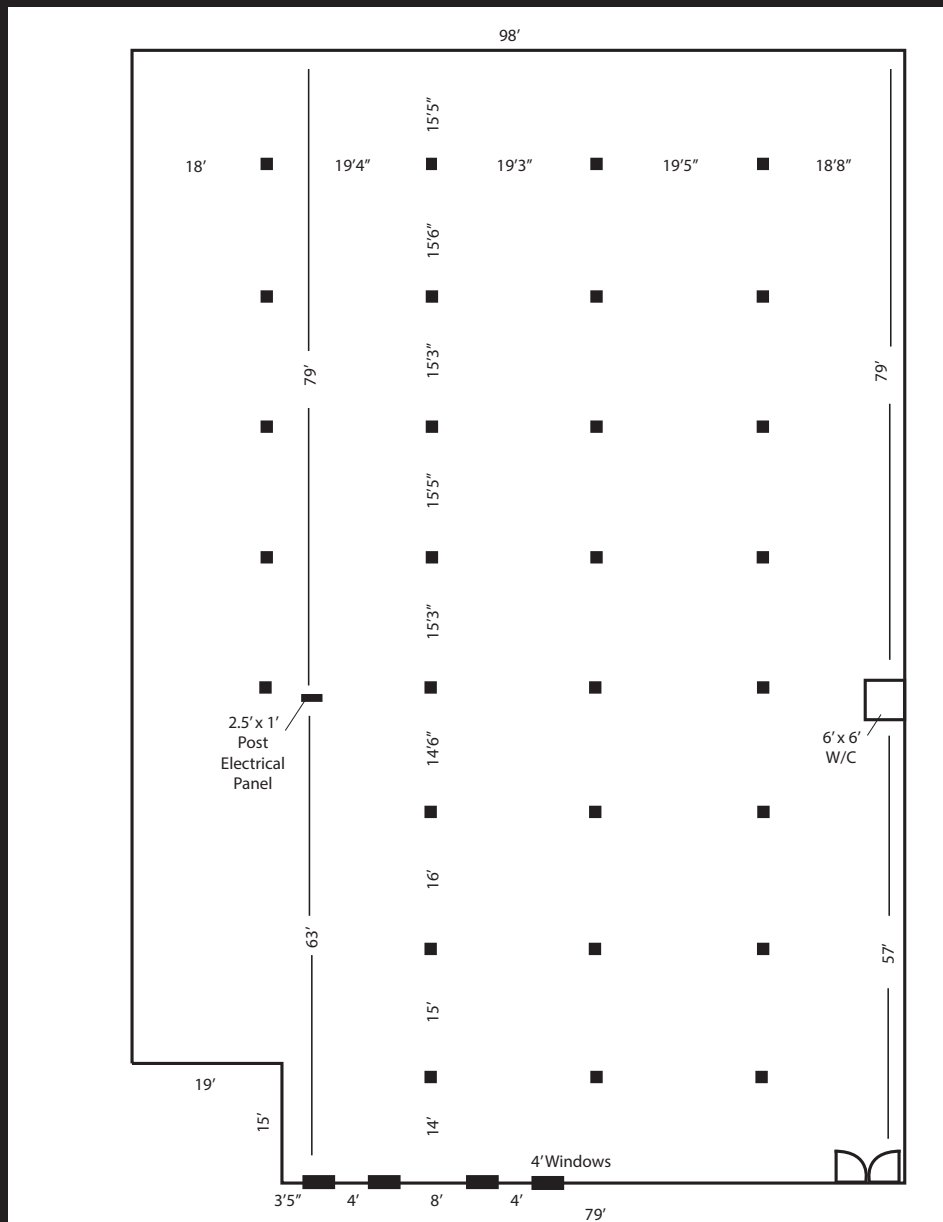
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FLOOR PLAN



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AERIAL MAP



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