



**1131 Mayor Magrath Drive S
Lethbridge, Alberta**

MLS # A2315809



\$3,300,000

Division: Lakeview

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,804 sq.ft.

Zoning: C-H

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.53 Acre

Sewer: -

Lot Feat: -

Inclusions: None

For Sale, 1131 Mayor Magrath Drive South, an 11,804 square foot retail asset with 28 parking spots and 2719 12 Ave S, a 16-stall parking lot. The Property is located along Mayor Magrath Drive South, one of Lethbridge's busiest commercial corridors, with traffic counts exceeding 30,000 vehicles per day, providing exceptional visibility and long-term viability for tenants. Its strategic location offers seamless connectivity to key arterial routes, surrounding residential neighborhoods, and major demand drivers, including the Lethbridge Polytechnic, and regional retail destinations. The Property features a well-balanced mix of national and service-oriented tenants, including Dollarama, Luigi's Pizza & Steakhouse, Macao Imperial Tea, a salon, and 28 Barbershop. This diverse tenancy creates a high-frequency consumer destination and a stable, diversified income stream. Ample on-site parking, as well as free city parking nearby, prominent signage exposure, and efficient ingress and egress further enhance the Property's appeal to both tenants and investors. From an investment perspective, the Property benefits from strong long-term fundamentals supported by Lethbridge's growing population, diversified economy, and role as a regional hub for Southern Alberta. The surrounding area continues to experience steady commercial activity and redevelopment, reinforcing the corridor's position as a dominant retail destination. The Property represents an opportunity to acquire a well-located, highly visible commercial asset in one of Lethbridge's most sought-after retail corridors, offering durable income and long-term upside potential.