



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1112 2A Avenue N  
Lethbridge, Alberta

MLS # A2333632



**\$3,300,000**

**Division:** Senator Buchanan

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 130,680 sq.ft.

**Zoning:** C-S

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 3.00 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

The subject property represents a rare opportunity to acquire a 3.0 acre +/- high-profile redevelopment site adjacent to Centre Village Mall, one of Lethbridge's most established retail destinations. The vendor will subdivide the site and remove the existing structure (former Save-On-Foods building) within three months of an executed Offer to Purchase, delivering a shovel-ready development parcel. Located at the intersection of 12 Street North and 2A Avenue North, the property benefits from strong exposure and access. Centre Village Mall is home to over 20 tenants, including major anchors such as Save-On-Foods, Canadian Tire, London Drugs, and Dollar Tree, providing consistent foot traffic and a well-established customer base. The site is zoned C-S (Shopping Mall Commercial), permitting a wide range of commercial uses and making it ideally suited for retail, restaurant, medical, professional office, or mixed-use development. Contact the listing team today to learn more or to explore this redevelopment opportunity.