

FOR LEASE

1200 BLOCK

1251 3rd Avenue South, Lethbridge, AB
BAYS AVAILABLE FROM 1,200 SF



JOIN TIM HORTONS



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THE OPPORTUNITY

- Prime Central Lethbridge location
- Access via 2nd Avenue South with excellent visibility along the 3rd Avenue South corridor, and both 12A and 12B Streets
- Redevelopment of entire City block
- 36,203 people within 3 km, approximately one-third of Lethbridge's population
- Main floor retail spaces available from 1,200 SF
- Join Tim Hortons
- Opportunity for roof top patio in Building D
- Second floor office spaces available
- Up to 3,408 SF (Building C)
- In addition to excellent on-site parking there are over 30 parking stalls along 12A Street and 15 parking stalls along 2nd Avenue South
- Commercial Zoning allows for a wide range of uses



SITE PLAN

2 AVENUE SOUTH

PROPOSED ENTRANCE

12A STREET SOUTH

12B STREET SOUTH

3 AVENUE SOUTH

PROJECT/SITE INFORMATION

DISTRICT:
C-G GENERAL COMMERCIAL (SHOPPING CENTRE)

SITE AREA:
OVERALL SITE AREA = 76,020 SF
7,062 SM
1.76 ACRES
0.71 HECTARES

LOT DIMENSIONS: 289' x 270'
88 M x 84 M

SITE DENSITY:
BUILDING COVERAGE AREA = 18,996 SF (1,765 SM)
% OF SITE COVERED BY BUILDINGS = 25.0%

BUILDING HEIGHT:
MAXIMUM = 42'-7" (13 M)

BUILDING AREAS (GROSS - GFA):
BLDG. A AREA = 6,919 SF (645 SM)
BLDG. B AREA = 4,030 SF (374 SM)
BLDG. C AREA (2 STOREY) = 3,895 SF (354 SM) + 3,750 SF (348 SM)
BLDG. D AREA (EXISTING 2 STOREY) = 4,171 SF (387 SM) + 4,549 SF (404 SM)
BLDG. E AREA = 2,190 SF (204 SM)
TOTAL AREAS = 27,095 SF (2,517 SM)

BUILDING AREAS (NET @ MAIN FLOOR):
EXISTING AREAS = 4,171 SF (387 SM)
PROPOSED AREAS = 14,823 SF (1,377 SM)
TOTAL AREAS = 18,996 SF (1,765 SM)

SITE PARKING (1 stall per 25 SM) - GROSS AREA:
REQUIRED TOTAL PARKING = 101 STALLS
(INCLUDES) 4 BARRIER-FREE PARKING STALLS

PROVIDED TOTAL PARKING = 71 STALLS
(INCLUDES) 4 BARRIER-FREE PARKING STALLS

GRAND TOTAL = 71 PARKING STALLS

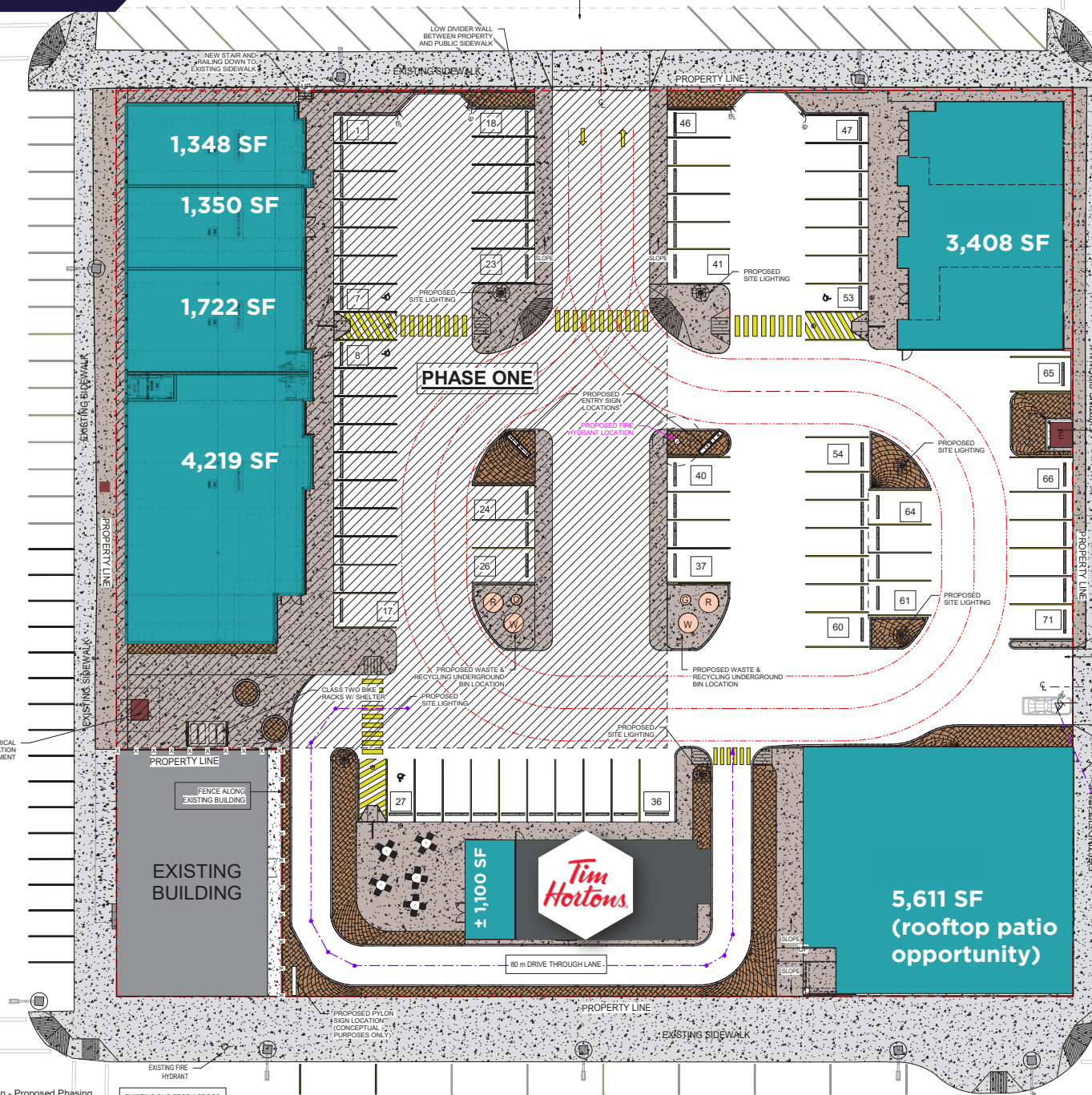
BICYCLE PARKING:
REQUIRED/PROVIDED BICYCLE PARKING = 4 (UN-SECURED)

SITE MATERIAL LEGEND:

- GRAVEL
- RYMER REDWOOD RUBBER MULCH - 2" (50mm) DEPTH, WITH LANDSCAPE FABRIC
- ASPHALT
- NEW CONCRETE - NATURAL COLOUR, BROOM FINISH
- NEW CONCRETE - NATURAL COLOUR, STAMPED FINISH
- EXISTING CONCRETE
- FIRE TRUCK ACCESS (6.0m WIDTH)
- SETBACK LINE
- PROPERTY LINE
- UTILITY RIGHT OF WAY LINE
- FENCE
- DRP IRRIGATION LINE
- PEDESTRIAN PATH OF TRAVEL
- PROPOSED TREE
** SEE PLANTING LEGEND
- SITE LIGHTING
- STREET LIGHT
- FIRE HYDRANT
- POWER POLE
- PESTAL/TRANSFORMERS

PROPOSED PYLON SIGN NOTES:
- MAXIMUM HEIGHT OF 20' 0" (6.0 M)
- MAXIMUM AREA OF 215 SF (20 SM)
- REFER TO LETHBRIDGE LAND-USE BYLAW DIVISION 1 SECTION 60 PART B5

Site Plan - Proposed Phasing
1 Plan
1:200







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