

PRIME RETAIL SPACE

Plaza 1 112 – 13 Street North



**112 – 13 Street North
Lethbridge, Alberta**



Scholten Management

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**Ted Scholten
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FOR LEASE

Plaza 1

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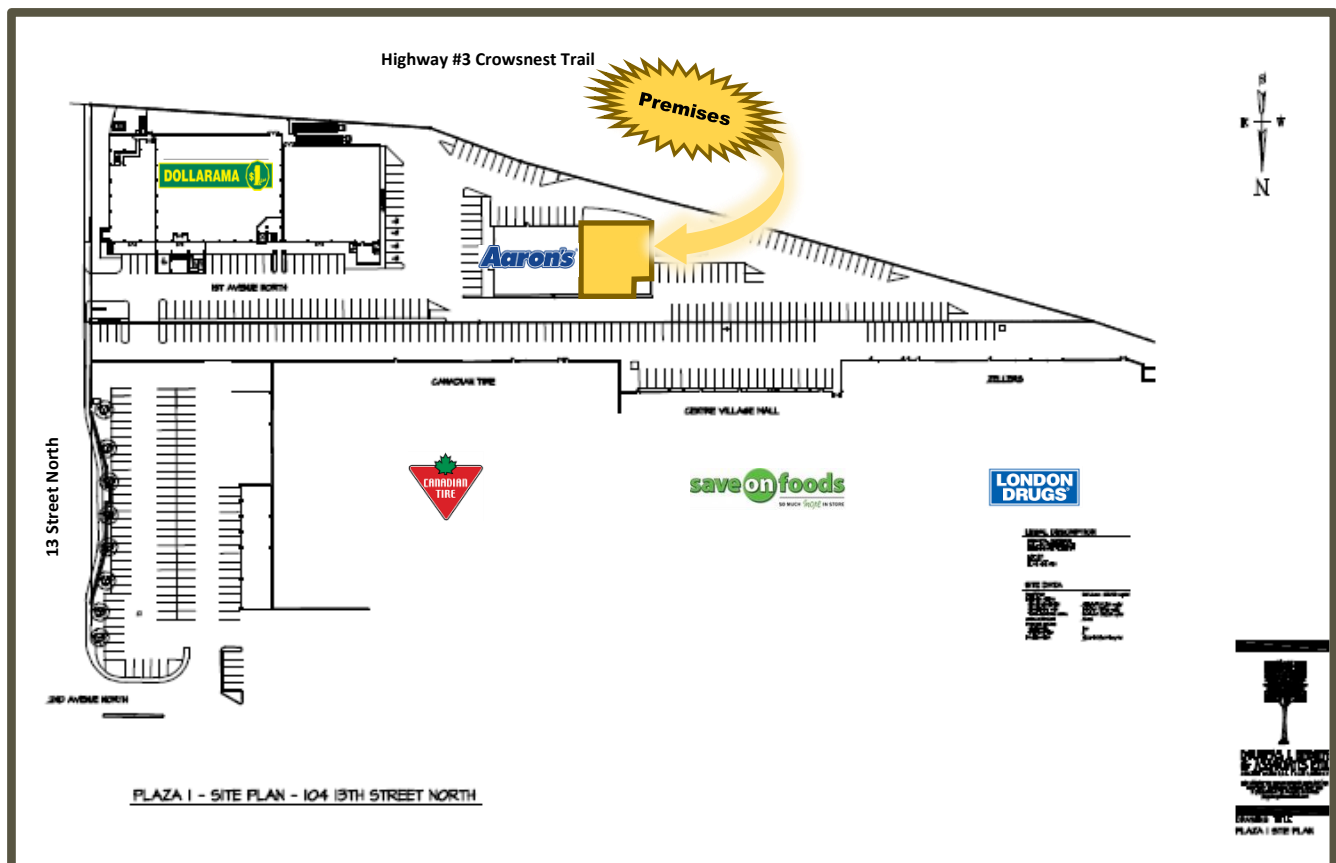
- 4320 s.f. (+/-)
- Barrier Free Washroom
- 12' Clear Open Joist Ceiling
- Pylon Sign position available
- 2 At-grade Overhead Doors
- Large Parking Area
- General Commercial Zoning
- Basic Rent - \$7.00/s.f.
- Realty tax & CAM – \$3.95 /s.f. (2025 estimate)
- Leasehold Improvements Negotiable

Property Features:

- Modern mixed use retail and office complex
- Paved parking for 165 cars
- Extensively renovated landmark building
- Strong tenant mix including Dollarama, Sylvan Learning Centre and professional offices

Area Features:

- Geographic center of city at intersection of highway #3 and 13th Street
- Shadow anchored by Canadian Tire, London Drugs and Save On Foods
- Highway 3 signage exposure



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West Elevation



West Elevation



Highway 3 Visibility



North Elevation - Overhead Doors



Storage Bay with Overhead Door



West Parking Lot



Interior



Interior

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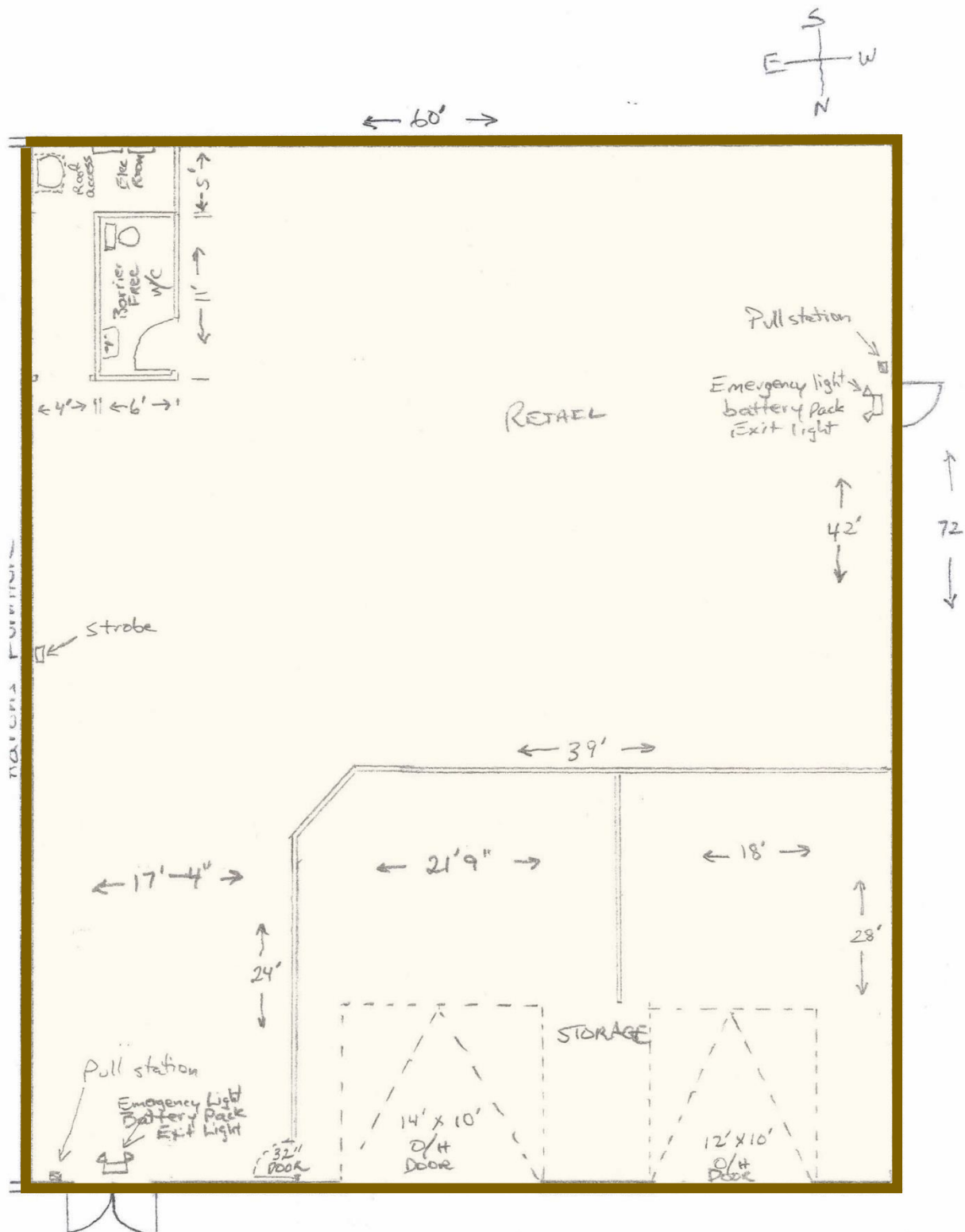
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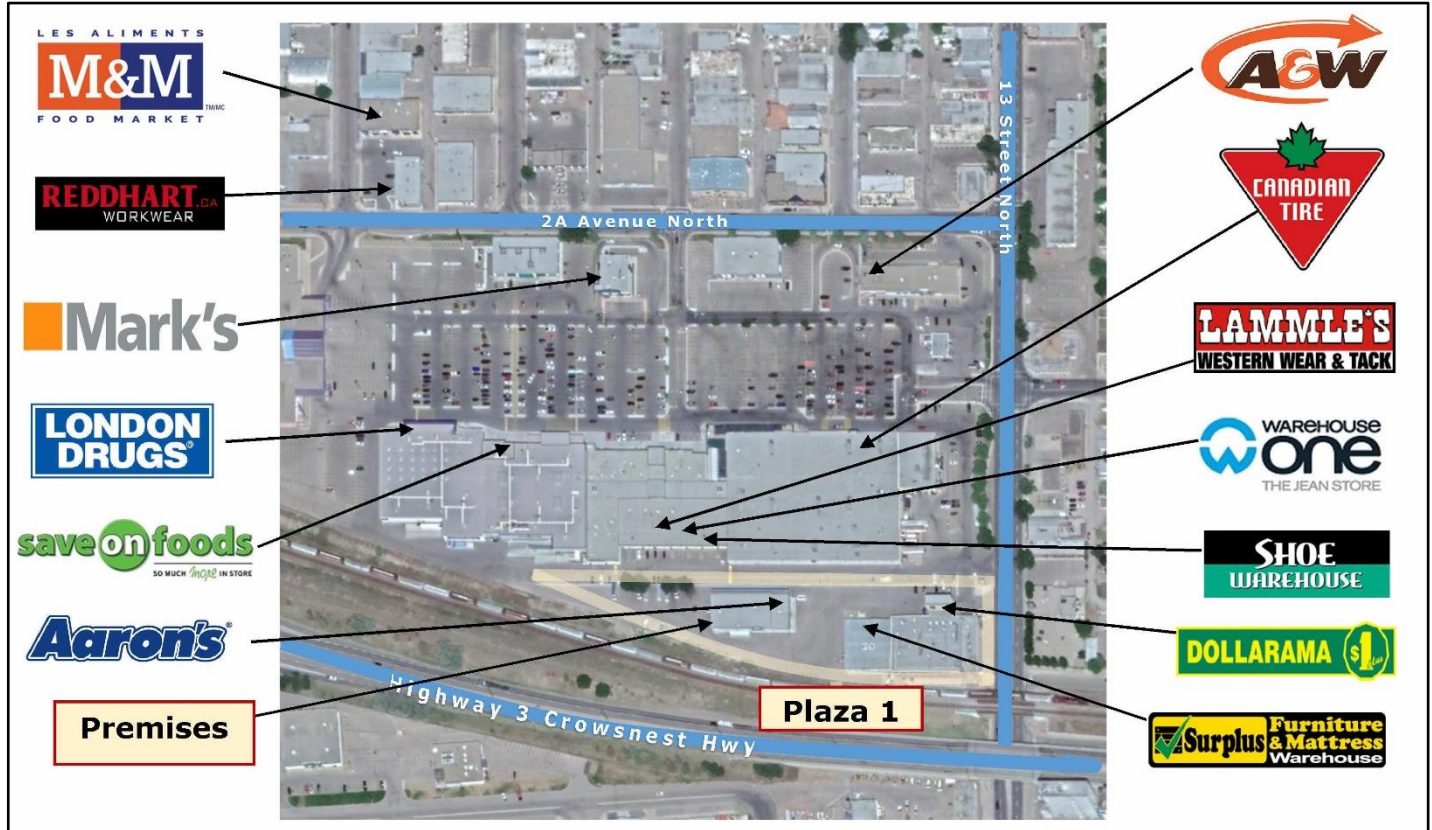


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