



**2424 Mayor Magrath Drive S  
Lethbridge, Alberta**

**MLS # A2295192**



**\$3,180,000**

**Division:** Fairmont

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,835 sq.ft.

**Zoning:** C-H

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Secure a premium retail asset on Mayor Magrath Drive with exposure to 29,000+ vehicles/day. This fully leased 4,835 sq. ft. plaza sits on a 0.62-acre site with excellent access, visibility, and ample parking. Anchored by nationally recognized tenants including TELUS (Tom Harris Cellular), OPA! of Greece, and CoCo Fresh Tea & Juice—delivering stable, diversified income with proven operators. Located in a dominant retail node surrounded by Safeway, Canadian Tire, and major QSR brands, this property offers strong in-place cash flow with clear upside through future rent growth in an expanding South Lethbridge market. Additional value-add potential with the ability to add another bay on the property (subject to City of Lethbridge approval). Ideal for investors seeking a low-vacancy, high-visibility asset with long-term appreciation and development upside. Contact your Realtor for a showing!