

CONCEPT.

NOW AVAILABLE

1200 Block

1251 3rd Avenue South, Lethbridge



WELCOME TO 1200 BLOCK.



Relocate your existing business or start a new venture in the
Warehouse District



Prime redevelopment in the Warehouse District at 1251 3rd Avenue South. Zoned C-G which is ideal for restaurant, boutiques, and professional services in a high-traffic urban node.

Ready to Lease spaces from 1,000 ft² and future spaces of up to 8,000 ft². Additional drive-thru options or roof-top patio designs ensure that 1200 Block can meet your space and business needs.

THE SPACE



1,200 - 8,500 FT²

NEW AND ADAPTIVE REUSE
PROJECT TYPE

IMMEDIATELY
AVAILABLE

TRIPLE NET
LEASE TYPE

COMMERCIAL
ZONING

OFFICE / RETAIL / OTHER
PROPERTY TYPE





THE OPPORTUNITY

- Prime Central Lethbridge location
- Convenient access from 2nd Avenue South, with strong exposure along the 3rd Avenue South corridor as well as 12A and 12B Streets.
- Full redevelopment planned for the entire city block.
- Within a 3 km radius, the area is home to 36,203 residents—nearly one-third of Lethbridge's total population.
- Ground-level commercial units starting at approximately 1,000 SF.
- Join with Tim Hortons. Opening December 2025
- Option to incorporate a rooftop patio on Building D.
- Second-floor office suites available, offering up to 3,408 SF in Building C.
- Abundant on-site and off-site parking.
- Commercial zoning provides flexibility for a wide variety of business types.

INQUIRIES

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