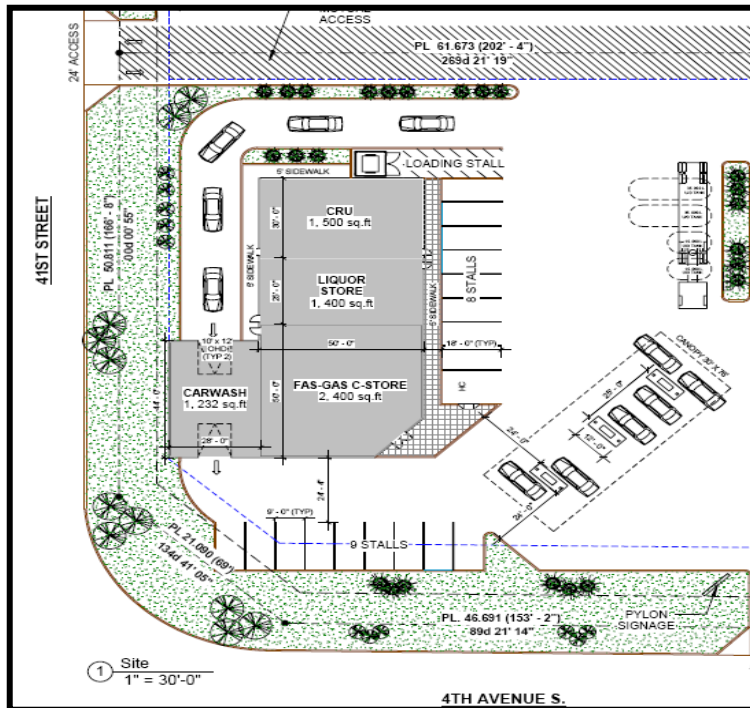


# RETAIL / AUTOMOTIVE FOR LEASE

**LETHBRIDGE | ALBERTA,**

**43<sup>rd</sup> Street & 4<sup>th</sup> Avenue**



- **FOR LEASE; TWO RETAIL SPACES**
- **JOIN NEW C-STORE, GAS BAR, CAR WASH**
- **ADJACENT TO NEW TIM HORTONS**
- **14,000 VEHICLES PER DAY**
- **LOCATED ON 43<sup>rd</sup> St, THE NEW EAST SIDE RING ROAD**



Lethbridge is Alberta's 4<sup>th</sup> largest city, with 77,000 people, and is located 232 kms south of Calgary. The market is very strong and well diversified, with current pop. growth at 1.5% / year. The subject site, adjacent to a new Tim Horton's, has excellent exposure and access. It is located just south of Hwy 3, along 43<sup>rd</sup> Street, the new east side Ring Road. The surrounding area has a new Casino and office park.

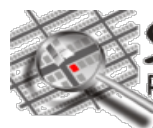
- **1,500 SF TO 3,500 SF AVAILABLE**
- **SITE CAN BE EASILY CONFIGURED TO SUIT DRIVE-THRU REQUIREMENTS**
- **AVAILABLE AUTUMN 2006**

## INFORMATION

ALLAN MATTHEWS  
Phone: 403-217-5299  
E-mail: allan@sitefinders.ca

DAVE LONGPRE  
Phone: 604-313-8289  
E-mail: david@dalon.ca

*Disclaimer: The information presented here is deemed correct, however does not form part of any future contract. All data must be verified.*



**SITEFINDERS**  
Real Estate Services Inc.