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## 2424 MAYOR MAGRATH DRIVE S FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Lethbridge, Alberta

**Listing ID:**  
34498

**MLS ID:**  
A2295192

**\$3,180,000**



 **STEPHEN SELINGER**  
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 **CLEARVIEW PROPERTY MANAGEMENT LTD.**  
 403-330-3172

 2424 Mayor Magrath Drive S, Lethbridge , Alberta T1K6Z3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> C-H	<b>Subdivision</b> Fairmont	<b>Building Type</b> Retail
<b>Year Built</b> 2001	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 9610505	<b>Building Area (Sq. Ft.)</b> 4835.00
<b>Building Area (Sq. M.)</b> 449.18	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

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!

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