



**Broker/Owner: Dale Neuman**

**Contact Info:** Office (403) 327-1133

Cell: (403) 308-7897

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<b>Building Size:</b>	Main Floor 5235 Sq. Ft. (m/l) Mezzanine 1600 Sq. Ft. (m/l)
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<b>Assessment:</b>	\$908,800 (2009)
<b>Taxes:</b>	\$18,110.57 (2009)

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<b>Zoning:</b>	C-D Downtown Commercial
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<b>Parking:</b>	Street and Rear Stalls off Alley
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<b>Legal Description</b>	Lot: 31 Block: 33 Plan: 4353S
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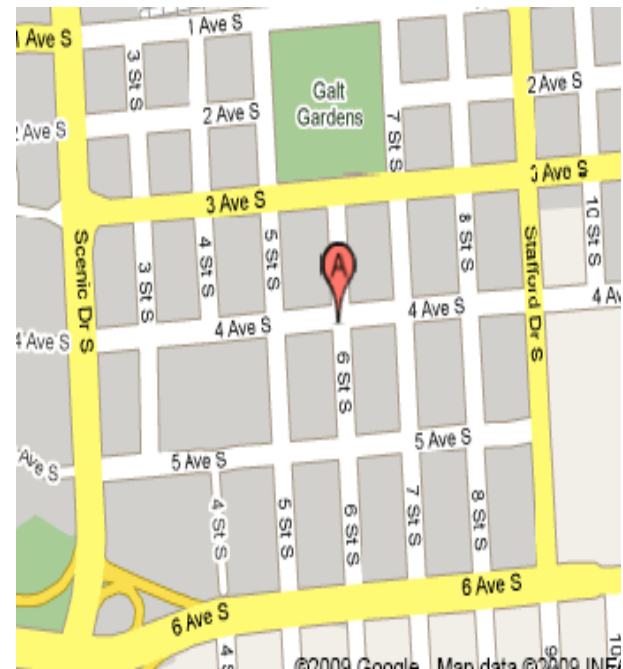
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## Property Info

### 319 – 6<sup>th</sup> Street South, Lethbridge Alberta

- Building currently houses the Alberta Treasury Branch who will be vacating in the 2<sup>nd</sup> quarter of 2010.
- Facilities include 8 enclosed offices, 3 or 4 modular office areas, board room, lounge & coffee area, central reception and teller area, storage and technological facility areas.

**Offered at: \$940,000.00**



Owner	Type Of Property
Contact Info	Sale or Lease
Address	Area of Town
Legal	Taxes
Total Building Size	Area Available
Office Size	Warehouse Size
Lot Area	Fenced
Operating Cost Rate	Zoning
Lease Rate	Type of Lease
Improvement Allowances	Type of Heating
Term of Lease Preferred	Possession
Column Grid	Height to Beams
Sprinklers	Electrical Service
Construction Type	Year Build
Loading Options	Janitorial Service
Operating costs include	Elevator
Traffic Count	Handicap Assessable
Floor Load	Yard Cover
Atrium	Public Washrooms
Natural Light	Cranes
A/C	Utility Info
Flooring	Roof Cover
Rail Access	Roof Age
Public Transit	Parking Stalls
RPR	Environmental Report
Appraisal	Sign Options
Net Income	Gross Income
Number of Tenants	Tenant Lease Info
Other docs on file	
Comments	
Prepared By	Listing Assoc

**BANKERS COMMERCIAL REAL ESTATE #300, 515 - 7th Street South, Lethbridge, Alberta T1J 2G8**

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