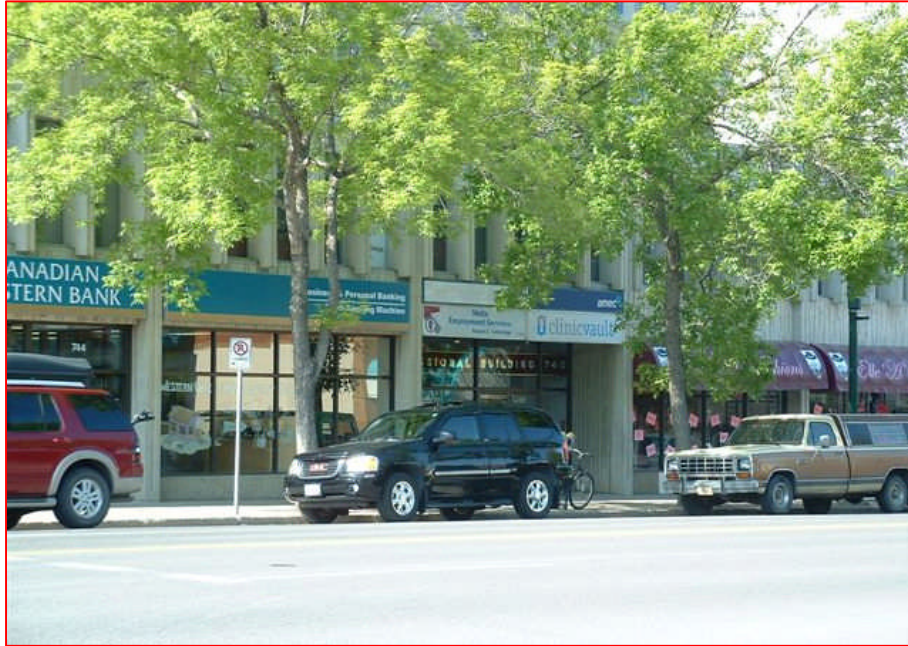




**Associate: Gord Scheurman**  
**Contact Info:** Office (403) 327-1133  
Cell: (403) 317-0909  
**email:** gord@bankerscommercial.com

**Broker/Owner: Dale Neuman**  
**Contact Info:** Office (403) 327-1133  
Cell: (403) 308-7897  
**email:** dale@bankerscommercial.com



Building Size: 3,359 SF m/l

Daily Traffic Volumes 8,500 VPD

Zoning: C - D

Parking: Metered downtown

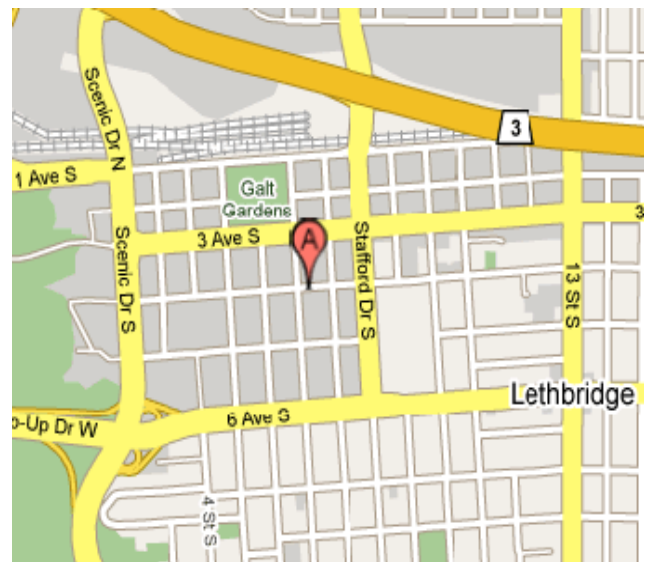
Est. 2011 Operating Costs/taxes \$5.10 SF

## Property Info

**740 - 4<sup>th</sup> Avenue South, Lethbridge, AB**

- 2<sup>nd</sup> floor of Professional Building
- downtown core
- close to banks
- extra parking available at \$45.00 per stall

**Offered to lease at \$9.00 / Sq Ft plus costs**



**[BANKERS COMMERCIAL REAL ESTATE #102, 1122 - 3 Avenue S., Lethbridge, AB T1J 0J6](#)**