



Associate: **Dale Neuman**

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Building Size: 4,000 SF  
m/l

Operating Costs Triple net

Zoning: P – B

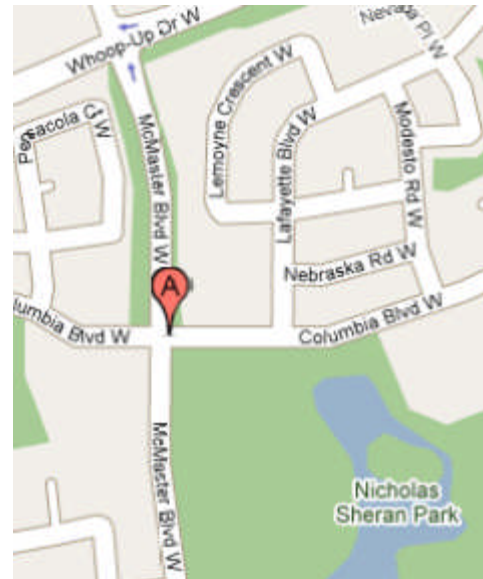
Parking: Parking lot

Legal Description Lot: 81  
Block: 7  
Plan: 8711362

## Property Info

### 335 Columbia Blvd West, Lethbridge, AB

- New building attached to dental clinic
- 2 bays at approximately 2,000 SF each plus a full 2,000 SF basement with 9' ceilings
- Tenant improvement allowance available dependent on lease term and rate
- Restrictive covenant for professional medical services only
- Other tenancy includes an optometrist
- Pylon sign available for signage



**Offered to lease at \$ 7.50/ SF plus basement**

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

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