



Associate: **Doug Paisley**

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Building Size:	3,773 Sq. Ft. (m/l)
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Lot Size	4.226 acres
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Taxes	\$6,541.13 (2008)
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Age/ Construction	1979/Concrete block
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Legal Description	Lot: M Plan: 1402EM
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Property Info

342 – 3rd Street West., Coutts, AB

- 3,773 SF office building located in Coutts on 4.2 acres of fenced yard
- walking distance to Canada/USA border crossing into Sweetgrass
- 400 amp electrical service
- Ceiling height 12' - rooftop A/C units
- Full municipal services
- Could be converted to warehouse



Offered For Sale at \$250,000.00

BANKERS COMMERCIAL REAL ESTATE #102, 1122 - 3 Avenue South, Lethbridge, AB T1J 0J6

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