

FOR LEASE > 3rd Avenue Retail / Office



1009 - 3 Avenue South, Lethbridge, Alberta



[Map and Street View](#)

LEASE INFORMATION:

Available Size	1,100 square feet (m/l)
Annual Net Rent	\$1,275.00 per month
Operating Costs	Semi - gross
Occupancy Date	December 1, 2011
Parking	6 private stalls

Contact:

Dale Neuman (Broker)
+1(403) 308-7897
+1(403) 327-1133 (office)
dale@bankerscommercial.com

Jeremy Koot (Associate)
+1(403) 330-3074
+1(403) 327-1133 (office)
jeremykoot@bankerscommercial.com

BUILDING DETAILS:

Rentable Area	4,400 square feet (m/l)
Land Size	0.215 acres
Legal Description	Lot: 18-20 Block: 14 Plan: 4353S
Parking	Paved private parking, metered street parking
Zoning	General Commercial (C-G)
HVAC	Forced Air

COMMENTS:

- Multiple offices and reception area.
- Washroom and laundry facilities
- Great Visibility with off street parking
- Landlord pays: garbage, sewer, water, snow removal, taxes, insurance ect. and bills tenant monthly.
- Tenant pays: electric and gas

**BANKERS COMMERCIAL
REAL ESTATE**
#102, 1122 - 3 Avenue South
Lethbridge, Alberta T1J 0J6
www.bankerscommercial.com

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