

# FOR LEASE >

## 1234 - 3 Avenue North, Lethbridge, Alberta



[Map and Street View](#)

### LEASE INFORMATION:

<b>Available Size</b>	8,895 sq. ft. (m/l)
<b>Annual Net Rent</b>	\$8.00 per square foot
<b>Operating Costs</b>	Triple Net
<b>Occupancy Date</b>	Negotiable
<b>Parking</b>	Private off street parking

### Contact:

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### BUILDING DETAILS:

<b>Rentable Area</b>	6, 515 sq. ft. (m/l) - main floor 2,381 sq. ft. (m/l) - upstairs
<b>Land Size</b>	0.287 Acres
<b>Landlord</b>	Riverpark Homes Ltd.
<b>Yard</b>	Landscaped and Paved
<b>Zoning</b>	Business Industrial (I-B)
<b>HVAC</b>	Overhead and Rooftop units

### COMMENTS:

- Space can be demised into smaller units, see attached floor plans.
- 2 overhead doors
- Fenced yard
- Great for single user or multiple tenants
- Contact listing associates to set up an appointment to view this property.

**BANKERS COMMERCIAL  
REAL ESTATE**  
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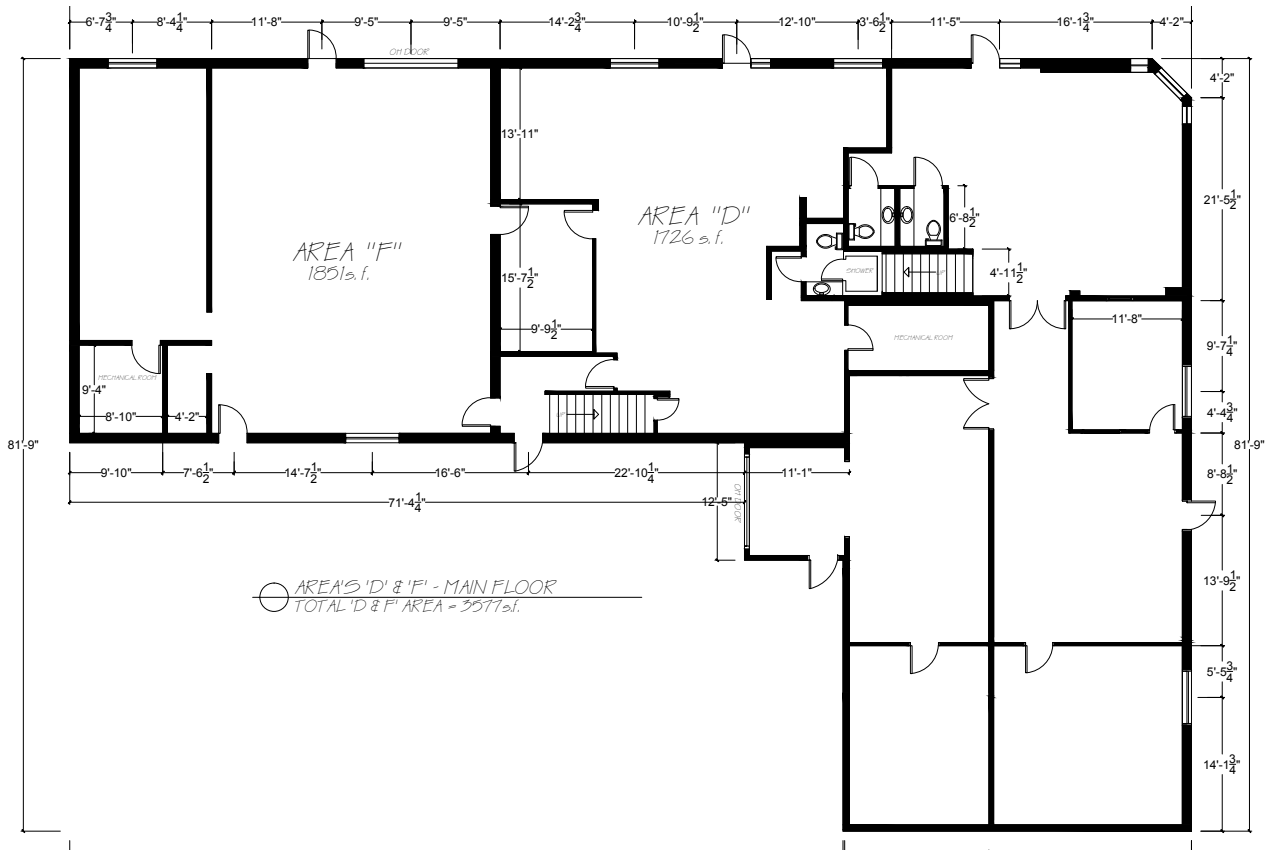
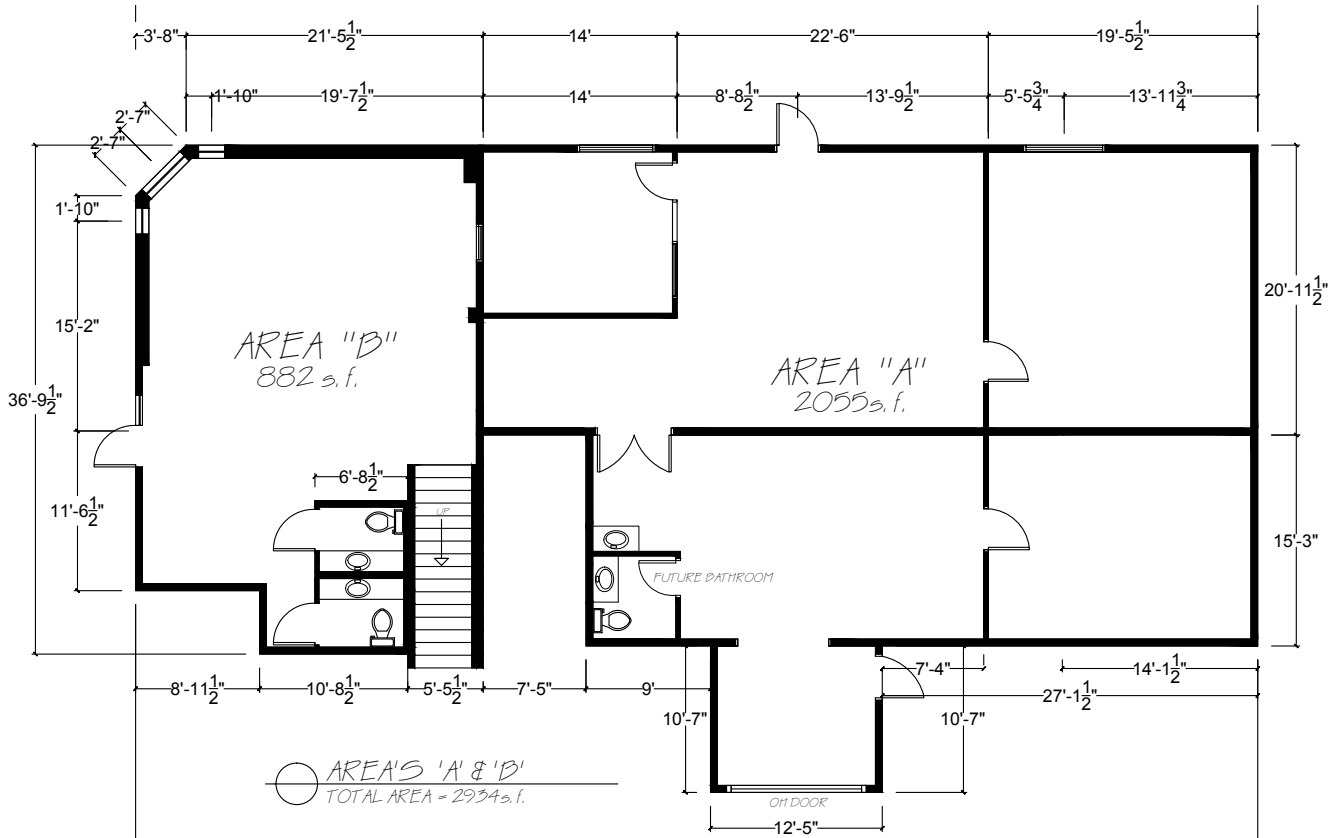


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# MAIN FLOOR





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## UPSTAIRS

