

FOR LEASE >



417 - 21 A Street North, Lethbridge Alberta



[Map and Street View](#)

LEASE INFORMATION:

Available Size	2,000 square feet (m/l)
Annual Net Rent	\$10.50 per square foot Escalating
Operating Costs	Triple Net, TBD
Occupancy Date	Immediately
Parking	On-Site, paved parking

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BUILDING DETAILS:

Rentable Area	6,500 square feet (m/l)
Land Size	1.49 acres
Landlord	Cirrus Lethbridge Properties
Roof	Tar and Gravel
Yard	paved, landscaped
Zoning	Highway Commercial (CH)
HVAC	Roof top

COMMENTS:

- Building is approximately 13 years old
- High traffic area
- Pizza 73 using approximately 1,500 Sq Ft
- Fitness Centre using approximately 3,000 Sq Ft
- Businesses in area include restaurants, offices, McDonald's, gas station, gym, pizza outlet
- rate is "as is" with an escalation clause dependent on term

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Owner	Cirrus Properties	Type Of Property	Retail/office
Address	417-21 A Street North	Area of Town	North side
Total Building Size	6,500 Sq Ft	Area Available	2,000 Sq Ft m/l
Lot Area	1.49 acres	Fenced	No
Operating Cost Rate	To be determined	Zoning	C - H
Lease Rate	\$10.50 / SF escalation clause	Type of Lease	Triple net
Preferred Term of Lease	5 – 10 years	Type of Heating	HVAC
Construction Type	Wood frame, stucco, metal cladding	Possession	Immediate
Loading Options	Ground level	Building Age	Approx. 13 years
Operating costs include	Taxes, insurance, maintenance, etc.	Janitorial Service	No
Traffic Count	17,266	Elevator	No
Natural Light	windows	Handicap Assessable	Yes
A/C	yes	Yard Cover	Grass & pavement
Flooring	Concrete slab	Public Washrooms	Yes
Public Transit	Yes	Roof Cover	Tar & gravel
Number of Tenants	2 currently (4500 SF) m/l	Parking Stalls	Parking lot with ample stalls
		Sign Options	Pylon & on building