

FOR SALE >

\$1.25 Million

417 - 21 A Street North, Lethbridge Alberta



Map and Street View

BUILDING DETAILS:

| | |
|------------------------|------------------------------------|
| Rentable Area | 6,500 square feet (m/l) |
| Land Size | 1.49 acres |
| Tenants | 2 Tenants, 4,500 square feet (m/l) |
| Available Space | 2,000 square feet (m/l) |
| 2011 Assessment | \$1,023,000 |

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:

| | |
|---------------------|------------------------------------|
| Landlord | Cirrus Lethbridge Properties |
| Construction | Wood Frame, Stucco, Metal Cladding |
| 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

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

The information contained herein has been provided by Bankers Commercial Real Estate and has been obtained from sources we deem reliable however should not be relied upon without verification. Bankers Commercial Real Estate assumes no responsibility for its accuracy and reiterates that all information is deemed approximate.

**BANKERS COMMERCIAL****REAL ESTATE**www.bankerscommercial.com

| | | | |
|--------------------------------|-------------------------------------|----------------------------|-------------------------------|
| 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 |