

# FOR LEASE Industrial Retail and Office

Address: 3606 - 6<sup>th</sup> Avenue North, Lethbridge



Map and Street View

## LEASE INFORMATION:

<b>Available Size</b>	3000 sq. ft. (m/l)
<b>Annual Net Rent</b>	\$10.00 per sq. ft.
<b>Operating Costs</b>	Triple Net
<b>Occupancy Date</b>	January 2012
<b>Parking</b>	Paved parking lot

### Contact:

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

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

## BUILDING DETAILS:

<b>Rentable Area</b>	Enercon Water Treatment Ltd.
<b>Land Size</b>	25' X 120'
<b>Offices</b>	3
<b>Yard</b>	Paved Lot, Landscaped
<b>Zoning</b>	General Industrial (I - G)
<b>HVAC</b>	Roof Top - Separate zone for lease space.

## COMMENTS:

- Office and retail space
- Prime industrial park location on 36<sup>th</sup> Street North
- Utilities billed by landlord as proportionate share.

BANKERS COMMERCIAL  
REAL ESTATE  
#102, 1122 - 3 Avenue South  
Lethbridge, Alberta T1J 0J6  
[www.bankerscommercial.com](http://www.bankerscommercial.com)

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