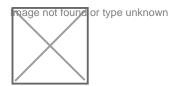


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1023, 3440 FAIRWAY PLAZA ROAD S FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Lethbridge, Alberta

Listing ID: 31786

MLS ID: A2250228

\$1,100



**△** ALLY KEITH

(403) 892-4821

■ Grassroots Realty Group

**403-915-5288** 

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1023, 3440 Fairway Plaza Road S, Lethbridge , Alberta T1K 7T5

**Transaction Type** 

For Lease

**Days On Market** 

22

**Lease Amount** 

1100.00

Year Built

Lease Frequency

Monthly

Subdivision Fairmont

2020

Structure Type

Mixed Use

Property Type Commercial **Property Sub Type** 

Mixed Use

**Building Area (Sq. Ft.)** 

120.00

Building Area (Sq. M.)

11.15

Inclusions

N/A

Restrictions
See Remarks

Reports Floor Plans

Professional business studios and unit options. Ideal for independent practitioners and for established businesses who are looking to downsize or don't need a large space. Also great for a second location, satellite, or small franchise. Ranging from 1200sf - nine offices/studios. Built for personal and professional services, or small retail. Think one stop location for clients to come and get all their services in one place - Luxury personal service mall. The Monroe building creates the opportunity for multiple tenants to operate in one location, giving clients ease of access to all of these services in one place. More convenience for clients. More exposure for businesses. These private luxury turnkey spaces were designed to elevate your brand and client experience. All without the large overhead and high upfront costs. Located in a new up and coming business hub in the south with new developments underway and close to popular shopping amenities with tons of FREE parking for your clients! A collective space with other like minded business owners. When determining space requirements, think in terms of office and treatment/service rooms. The Major Perk? Common space is shared, lowering costs for your business. Giving you access to an additional 2000 sf of maintained common area for hallways, lobby, washrooms and community break room. Spaces are customizable ranging in size depending on your business needs. Options to expand as your business grows.

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