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## 608 5 AVENUE S FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Lethbridge, Alberta



**Listing ID:**  
32067


**MLS ID:**  
A2255978

**\$32**



 **JILLIAN CHAFFEE-DYKSLAG**  
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 Bankers Commercial Real Estate  
 403-327-1133

 608 5 Avenue S, Lethbridge , Alberta T1J 4G9

<b>Transaction Type</b> For Lease	<b>Lease Amount</b> 32.00	<b>Lease Frequency</b> Annually
<b>Lease Term</b> Negotiable	<b>Sub Lease</b> 1	<b>Subdivision</b> Downtown
<b>Year Built</b> 1976	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 15000.00	<b>Building Area (Sq. M.)</b> 1393.53
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air	<b>Inclusions</b> Some existing furniture can be negotiated with the lease
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans	

Hight quality medical space on the market for the first time! Benefit your business or practice by surrounding your self with medical professionals. Medical grade design and fixtures. Ideal tenants include, general medical and nurse practitioners, medical specialists, massage therapists, ortho related medical services. The operating costs on this building are \$10 per square foot and include utilities, property management, onsite parking for patients. Shared common areas include, intake desk, reception/ waiting rooms, elevators, boardroom, kitchen staffroom, locker room and bathrooms. Square footage is approximately 3500 sf with shared amenities. Flexibility on the number of offices that can be rented.

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