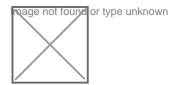


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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
- **2** (403) 894-3254
- Bankers Commercial Real Estate
- **403-327-1133**
- 608 5 Avenue S, Lethbridge , Alberta T1J 4G9

**Transaction Type** 

**Property Sub Type** 

For Lease

**Lease Amount** 

32.00

**Sub Lease** 

Lease Term Negotiable

Year Built

1976

Office

Cooling

Central Air

Restrictions

None Known

Structure Type

Office

Building Area (Sq. Ft.)

15000.00

Heating

Forced Air

Reports

Floor Plans

Lease Frequency

Annually

Subdivision

Downtown

**Property Type** 

Commercial

Building Area (Sq. M.)

1393.53

Inclusions

Some existing furniture can be

negotiated with the lease

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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