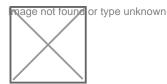


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1272 3RD AVENUE S FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Lethbridge, Alberta

Listing ID: 33030

MLS ID: A2272741

\$750



- △ OLIVER STRICKLAND
- **(403)** 563-0257
- □ Century 21 Foothills South Real Estate
- **403-635-2131**
- 1272 3rd Avenue S, Lethbridge , Alberta T1J0J9

**Transaction Type** 

For Lease

**Days On Market** 

2

Lease Amount

750.00

**Lease Frequency** 

Monthly

Lease Term

Negotiable

Subdivision

NONE

**Building Type** 

Commercial Mix

Year Built 1978 Structure Type

Office

**Property Type** 

Commercial

**Property Sub Type** 

Mixed Use

Building Area (Sq. Ft.)

5600.00

Building Area (Sq. M.)

520.25

Parking

.

**Commercial Amenities** 

Boardroom, Kitchen, Parking-Extra, Social

Rooms

**Access to Property** 

Front and Rear Drive access, Direct

Access

Inclusions

N/A

Restrictions

Landlord Approval, Lease

Restriction, Non-Smoking Building

Reports

None

WELCOME TO OMEGA PLAZA — PREMIUM OFFICE SPACE WITH EXCELLENT EXPOSURE & PARKING 1274 3Rd Ave South, Lethbridge Grow your business in one of Lethbridge's most central and high-traffic locations. Whether you need one office or six, we can customize a solution that fits your needs. Bring us your situation — we're here to help you succeed. BUILD YOUR BUSINESS & YOUR DREAMS HERE Join a thriving community of entrepreneurs in this 24-hour professional building, designed for productivity, comfort, and flexibility. AFFORDABLE OPTIONS FOR EVERY STAGE Workstations: Starting at only \$250/month — includes boardroom access. Private Offices: Starting at \$750/month + GST — and you can share to save costs. Flexible Leasing: Month-to-month or fixed-term options available. Private Parking: Add an electrified stall for only \$100/month. RENT INCLUDES EVERYTHING YOU NEED High-speed WiFi Utilities Building insurance & property taxes Professional office & building cleaning Snow removal Central air conditioning Security system Kitchenette access Foyer seating area Mail delivery Signage on the front of the building so clients can find you easily Plus much more INCREDIBLY RENOVATED & VERY PROFESSIONAL You will be impressed the moment you walk in—modern, clean, and business-ready. EXCELLENT PARKING FREE customer parking in front and on the street Private tenant parking available EASY TO VIEW & IMMEDIATE OCCUPANCY We are flexible, negotiable, and ready to show the space at your convenience. Entrepreneurs thrive here. Join the community today!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.