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309 6 STREET S FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lethbridge, Alberta



Listing ID:
34033


MLS ID:
A2286134

\$1,500



 **MITCH HARTY**
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 309 6 Street S, Lethbridge , Alberta T1J2T7

Transaction Type For Lease	Days On Market 115	Lease Amount 14.46
Lease Frequency Monthly	Zoning C-D	Subdivision Downtown
Building Type Commercial Mix	Year Built 1965	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 4353S
Building Area (Sq. Ft.) 1245.00	Building Area (Sq. M.) 115.66	Lot Size (Sq. Ft.) 1555
Lot Size (Acres) 0.04	Cooling Central Air	Heating Forced Air,Natural Gas
Inclusions N/A	Restrictions None Known	Reports Floor Plans

Highly visible space just steps from Festival Square in the heart of downtown. The 1,553 SF unit includes five private offices with large windows—ideal for professionals or creatives. Surrounded by coffee shops, restaurants, and strong foot traffic, especially in the summer. An added advantage for qualifying businesses is access to a \$15,000 interest-free improvement loan through the Downtown Lethbridge Business Improvement Loan Program, along with tenant improvement incentives offered by the landlord for qualified tenants.

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