

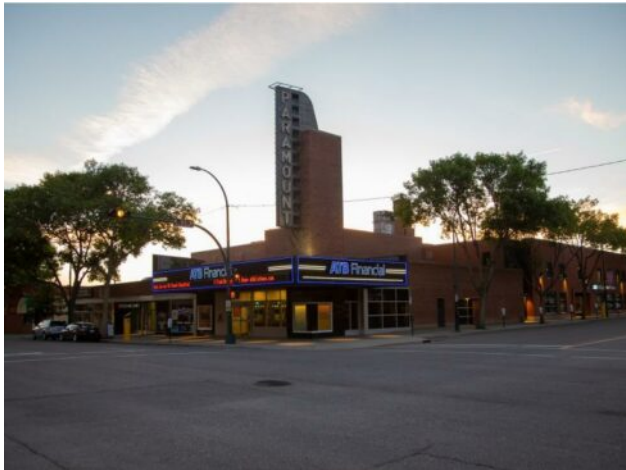


GRASSROOTS
REALTY GROUP

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220, 719 4 Avenue S
Lethbridge, Alberta

MLS # A2241728



\$14 per sq.ft.

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Paramount Boutiques & Professional Building

Bus. Name: -

Size: 677 sq.ft.

Zoning: C-D

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: On site property manager as well as 24 hour security and video surveillance for enhanced safety and building security.

Paramount Boutiques and Professional Space is a unique building located in downtown Lethbridge, was previously a historical theatre. In 2009 it was converted into 26,500sqft of retail and professional space with a wide variety of businesses occupying this modern property. This unit is located on the second floor with elevator access so no stairs from the street to unit. Includes three offices, reception area and kitchenette, and 2 pc bathroom. Lease + additional rent (approx. \$12/sqft) and GST