

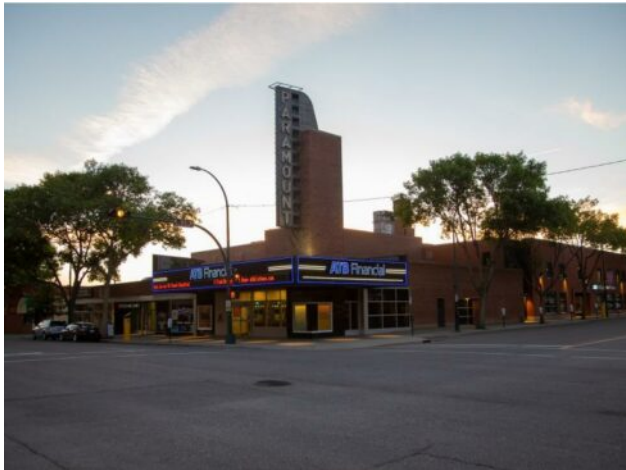


GRASSROOTS
REALTY GROUP

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110, 719 4 Avenue S
Lethbridge, Alberta

MLS # A2241741



\$14 per sq.ft.

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Paramount Boutiques & Professional Building

Bus. Name: -

Size: 1,389 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 included. Fob access after hours.

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 first floor. Includes five offices, reception area and kitchenette. Two parking stalls included with unit, 1 onsite and 1 across the street in lot. Lease + additional rent (approx. \$12/sqft) and GST