



GRASSROOTS
REALTY GROUP

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**230, 3120 32 Street S
Lethbridge, Alberta**

MLS # A2267994



\$399,000

Division: West Mayor Magrath Dr

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Southgate Station Professional Building

Bus. Name: -

Size: 1,404 sq.ft.

Zoning: (C-H) Highway Commercial

Heating: Central, Make-up Air

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Join a Class A professional building in the desirable neighborhood of Mayor Magrath Drive South. Updated and ready to move in. Custom millwork throughout. Ideal for medical practice, paramedical practice. Useable square footage is 1170 sf, rentable square footage is 1404 sf. Unit factors need to be confirmed.