



**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.