



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

220, 876 Heritage Boulevard W
Lethbridge, Alberta

MLS # A2194844



\$800 per month

Division: Heritage Heights

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 130 sq.ft.

Zoning: -

Heating: Forced Air

Floors: -

Roof: -

Exterior: -

Water: Public

Sewer: Public Sewer

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: Electricity Paid For, Heating Paid For, Water Paid For

Parking: -

Lot Size: -

Lot Feat: -

Pristine and Convenient Shared Office Space Excellently located in Heritage Station with convenient access, this shared office space presents a fantastic opportunity from which to base your business. Inside, you will find a beautifully-presented space with laminate floors, a soft color palette and great natural light, creating a comfortable, yet professional aesthetic. This makes a perfect space for a client-facing professional, such as a masseuse, therapist, accountant, et cetera. Multiple offices can be leased to expand your space, with a central common area providing a sink, coffee maker and microwave. The rent includes all utilities, taxes, power, water, heat and high-speed internet, and there are additional signage opportunities available. The friendly owners are flexible with lease duration to best suit your needs. Boasting an unbeatable location, Heritage Station is close to many other West Side commercial sites, and you will find yourself in good company with other well-respected local businesses.