



**GRASSROOTS**  
REALTY GROUP

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220, 876 Heritage Boulevard W  
Lethbridge, Alberta

MLS # A2194875



**\$600 per month**

**Division:** Heritage Heights

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Heritage Station

**Bus. Name:** -

**Size:** 81 sq.ft.

**Zoning:** -

**Heating:** Forced Air

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**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 and a soft color palette, 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.