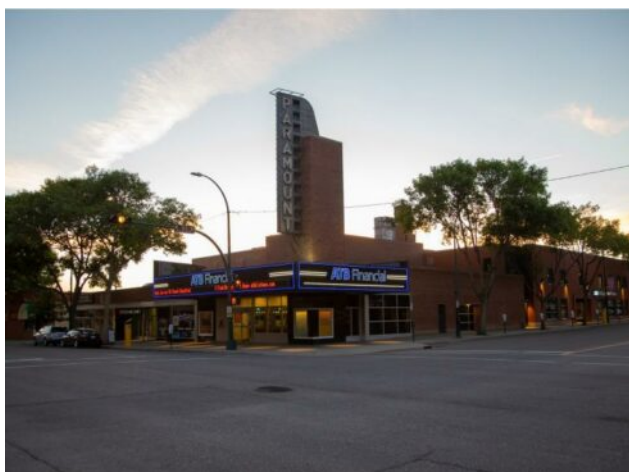


110, 719 4 Avenue S
Lethbridge, Alberta

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