

PRIME SPACE

2A Avenue North – Strip Mall



**229 12 Street North
Lethbridge, Alberta**



Scholten Management

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Lethbridge, AB T1H 2R4
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Ted Scholten
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(403) 382-7329
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FOR LEASE

229 12 Street North

12 A Ave & 12 St North, Lethbridge, AB



Unit 229

- 2,618 s.f. plus 1,00 s.f. mezzanine (+/-)
 - Ground level 41' x 64' (+/-)
 - Mezzanine level 41' x 25' (+/-)
- Well suited for retail or professional office
- Roof top heating & air conditioning unit
- Base Rent – Negotiable market rates
- Additional Rent - \$6.88 psf (estimate) includes realty tax & CAM
- Availability - Immediate

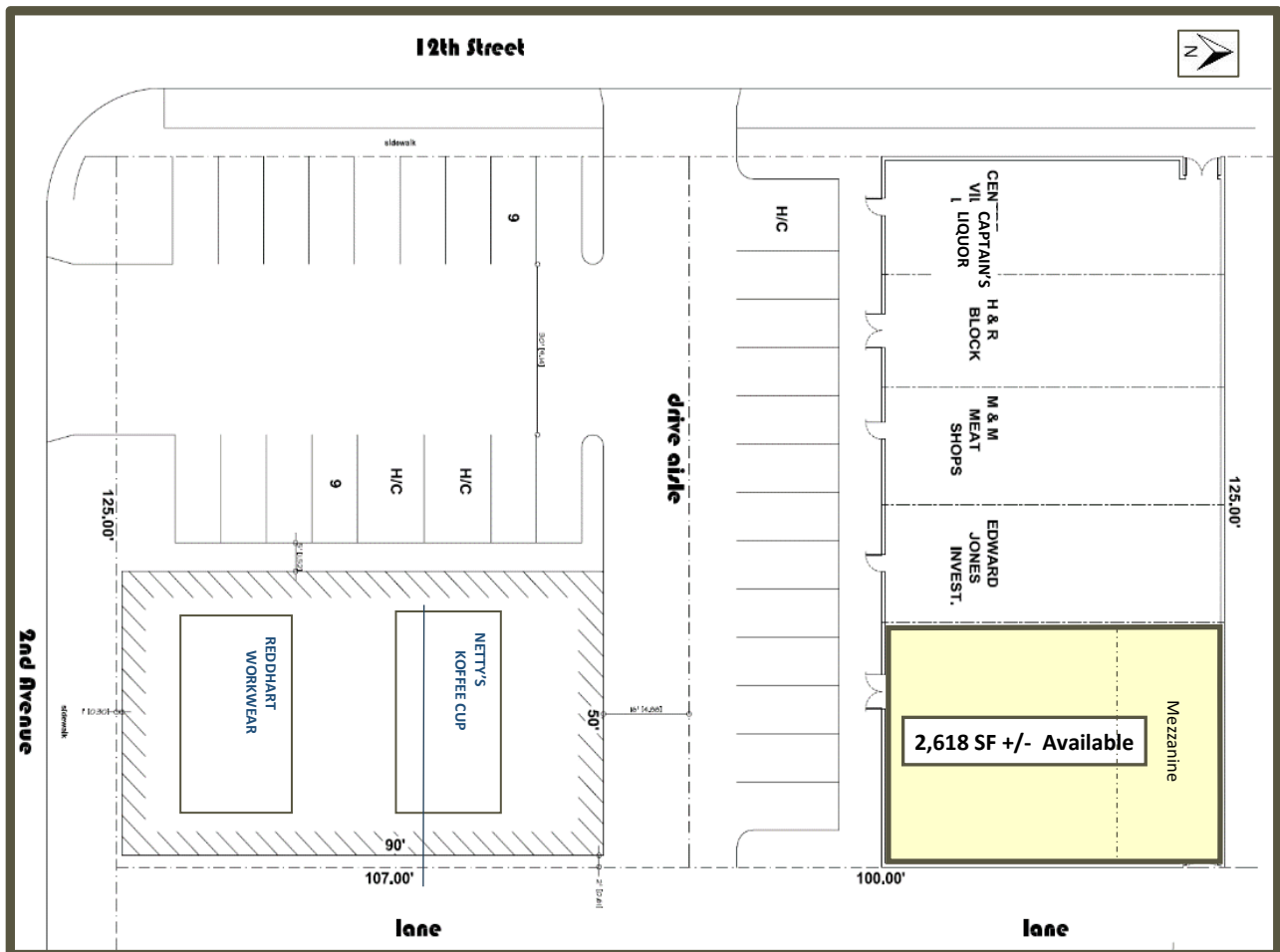
Lease Incentives Available

Property Features:

- Recently renovated plaza
- Ample paved parking
- Strong tenant mix
- Convenient central location

Area Features:

- High traffic counts
- Easily accessible via Highway 3, Stafford Drive and 13th Street
- Shadow anchored by Save On Foods, London Drugs and Canadian Tire



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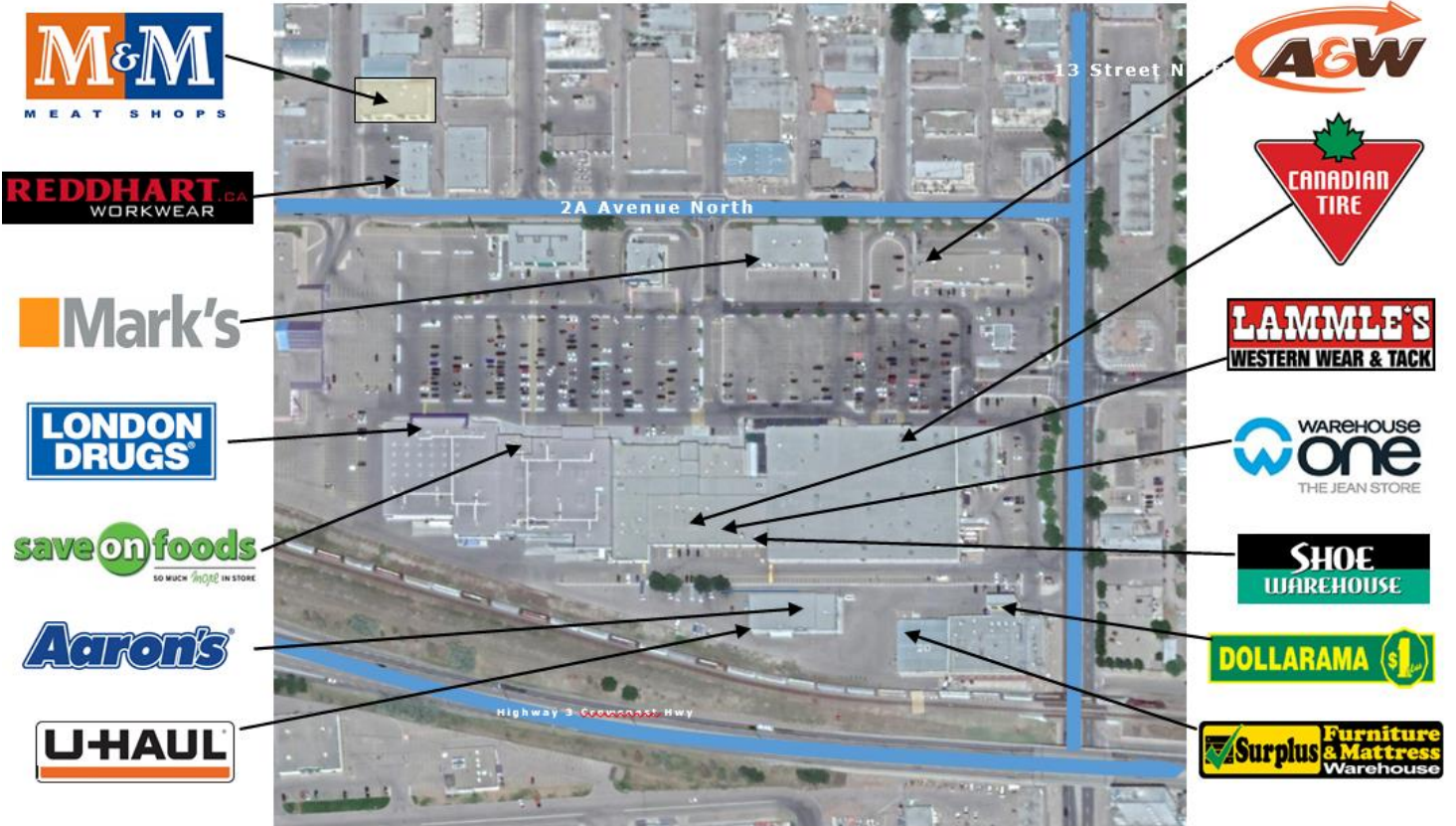


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