

**FIBRE INTERNET NOW HERE!
RENTAL INCENTIVES BEING OFFERED**



FOR LEASE

Partnership. Performance.

777 SF OFFICE, 1,579 SF
1,651 SF & 1,976 SF
MIX OF OFFICE & SHOP
SPACE W/ YARD

PROPERTY FEATURES

- Unit 140 offers a well-developed office space
- The other two units offer a mix of office and shop area with yard space
- Shackleford Industrial Park location with great visibility, easily accessible from 18th Avenue and 28th Street North
- Shared, paved parking lot and fenced yard

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Platinum member

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16 AVENUE NORTH, LETHBRIDGE, ALBERTA

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PROPERTY DETAILS

Legal Address	Plan: 7710884, Block: 6, Lot: 12
Zoning	Industrial General (I-G)
Lease Price	Starting at \$995 / Month
Additional Rent	Power or Utilities
Signage	Building Signage Available
Parking	Abundant, paved on-site parking. 41 stalls, fenced yard available

AVAILABLE UNITS

Unit	Square Footage	Lease Price*	Additional Rent
Unit 120	1,976 sf	\$1,975 / Month + GST	Plus Power
Unit 140	777 sf	\$995 / Month + GST	Plus Power
Unit 160	1,579 sf	\$1,575 / Month + GST	Plus Utilities
Unit 180	COMING SOON 1,615 sf	\$1,625 / Month + GST	Plus Utilities

Unit Details

- Unit 120 features a reception area and shop with 2 offices, boardroom and bathroom upstairs
- Unit 140 is a well-developed office space
- Unit 160 features a nicely appointed reception / waiting area, two big offices, washroom, rear shop area with a 10' x 12' overhead door and yard space
- Unit 180 - More details coming soon, please contact agent to discuss opportunity and timeline
- Ongoing improvements
- Great parking and easy access location

* Includes:

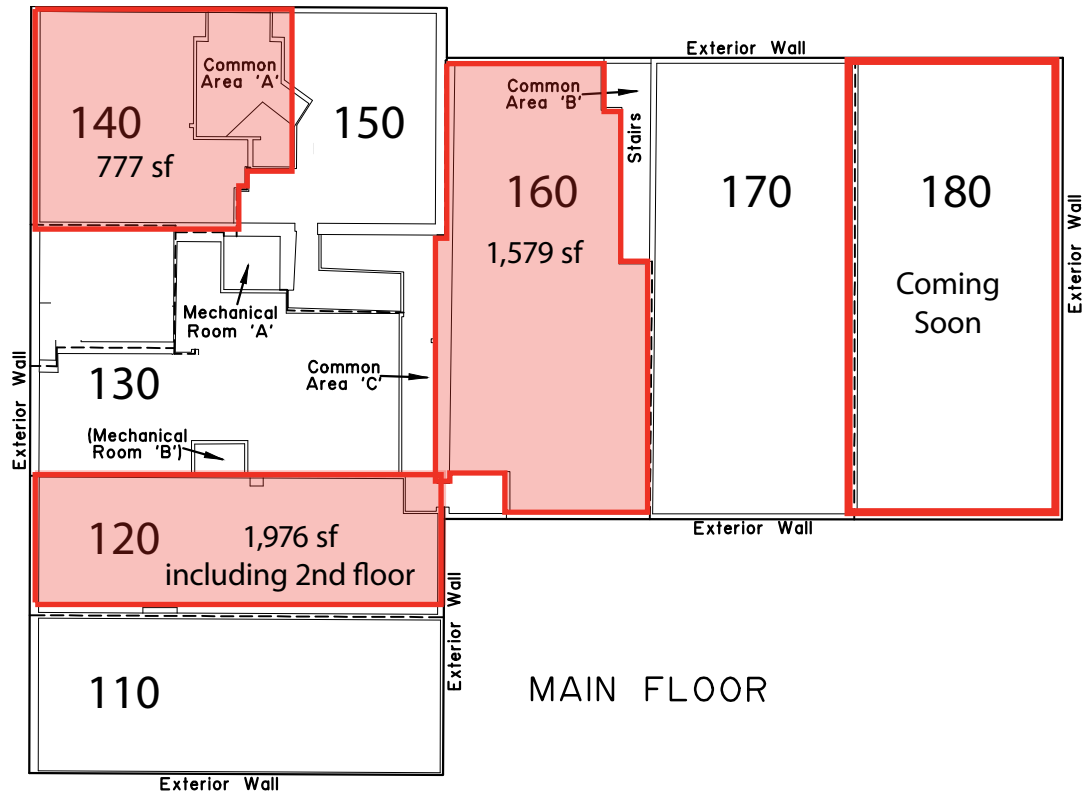
- Property taxes
- Insurance
- Exterior and common area maintenance
- Snow removal
- Lawn care
- Management fees
- Unit 120 & 140 includes water and natural gas

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FLOOR PLAN



EXTERIOR PHOTOGRAPHS



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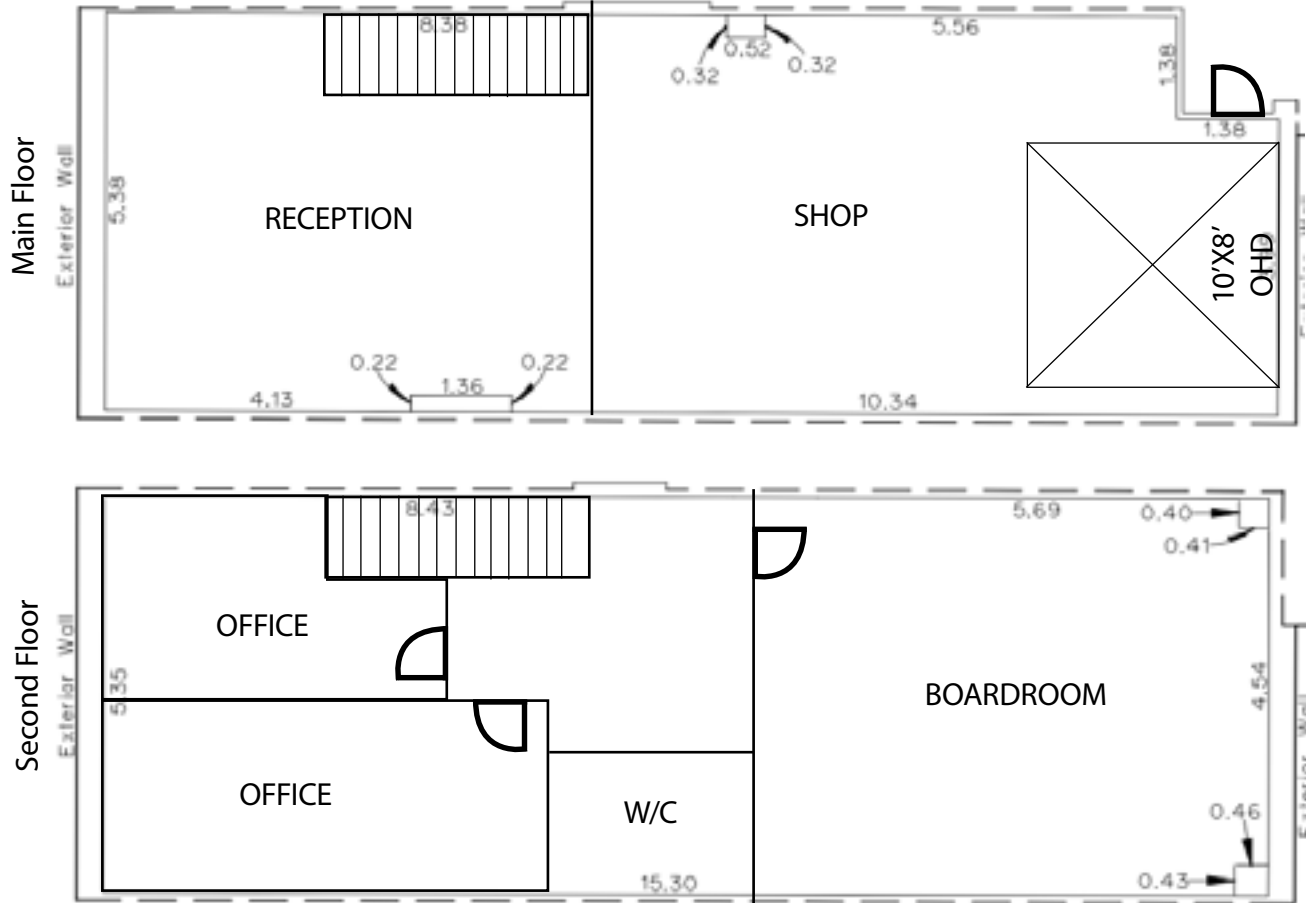
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UNIT 120 INFORMATION

Unit	Square Footage	Lease Price*	Additional Rent
Unit 120	1,976 sf	\$1,975 / Month + GST	Power

Unit Details

- Features a reception area and shop with 2 offices, boardroom and bathroom upstairs
- Water and gas included in additional rent



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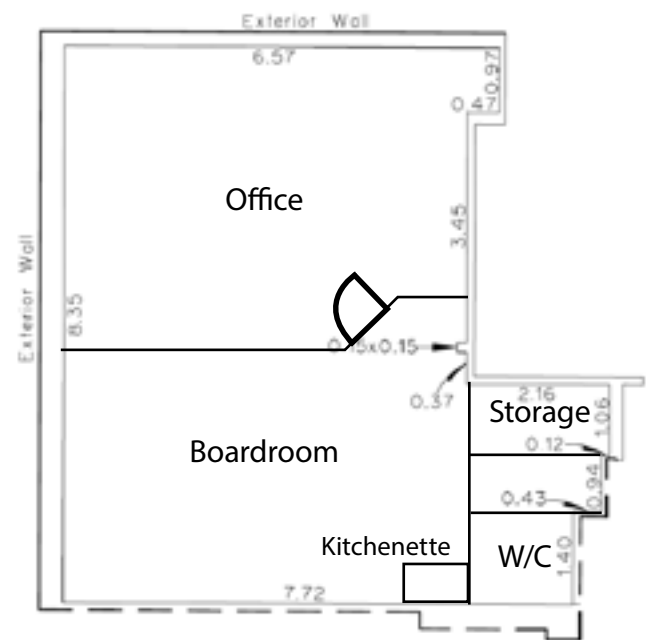
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UNIT 140 INFORMATION

Unit	Square Footage	Lease Price*	Additional Rent
Unit 140	777 sf	\$995 / Month + GST	Power

Unit Details

- This unit offers a well-developed office space
- Water and gas included in additional rent



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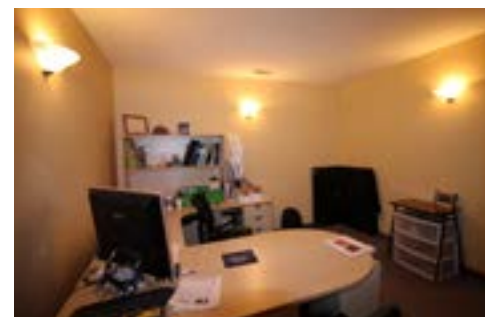
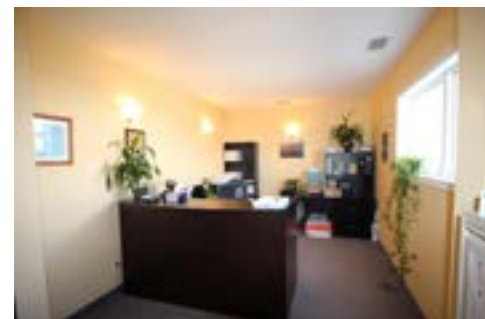
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UNIT 160 INFORMATION

Unit	Square Footage	Lease Price*	Additional
Unit 160	1,579 sf	\$1,575 / Month + GST	Utilities

Unit Details

- Features a nicely appointed reception / waiting area, two big offices, washroom, rear shop area with a 10' x 12' overhead door and yard space

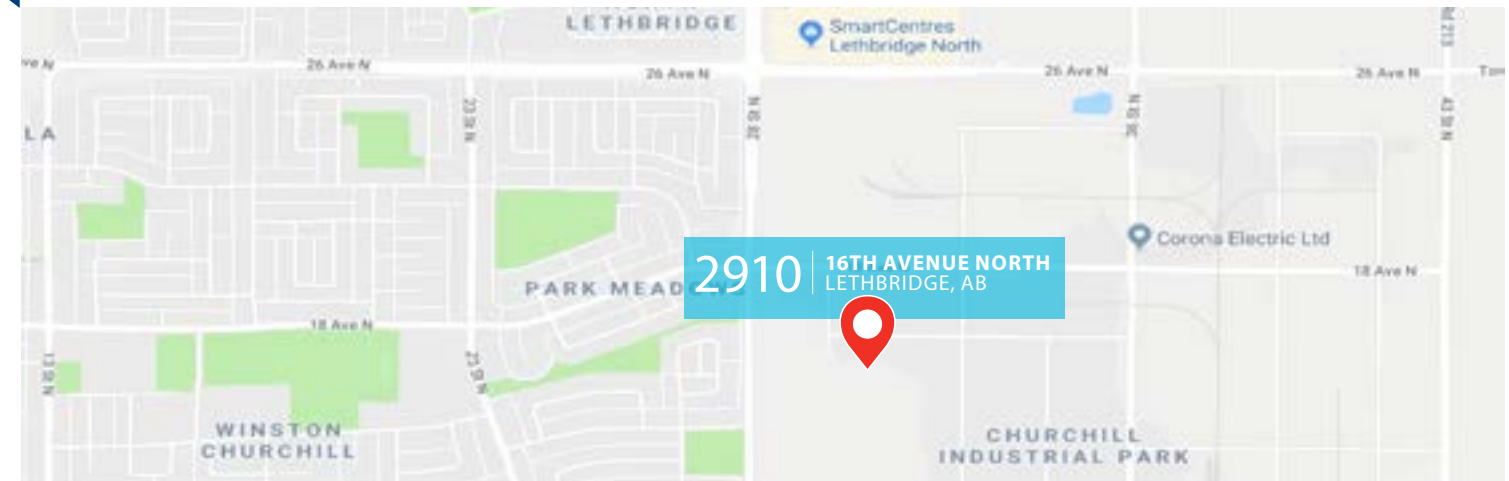


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LOCATION MAP



AERIAL VIEW



For more information, please contact:

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