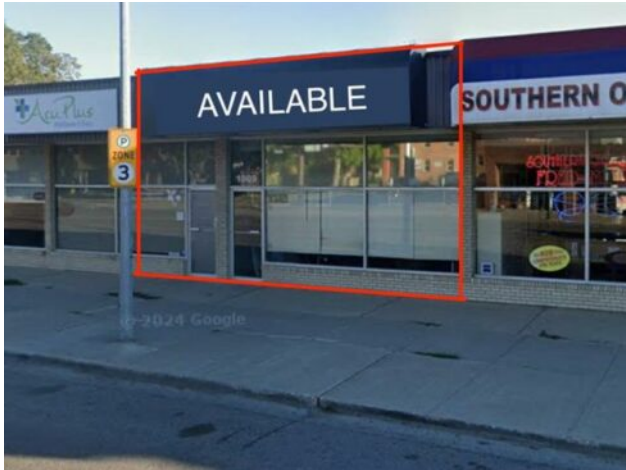


**1007 3 Avenue S  
Lethbridge, Alberta****MLS # A2240542****\$1,600 per month****Division:** Upper Eastside**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,050 sq.ft.**Zoning:** C-G**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.22 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** n/a

1 MONTH FREE RENT WITH 3 YEAR LEASE Store Front retail / office space available on 3rd Ave South close to downtown. Great visibility with off&shy;street parking. Gross rent includes additional rent and water/sewer. Gas, electric, and snow removal billed separately.