

817 4 Avenue S, Lethbridge T1J OP3

MLS#: LD0096957 Area: Lethbridge City LINC: 0013581930 LP: \$13.00
 Status: Active SubArea: Lethbridge City South County: Lethbridge, County of LSE P:
 Association: Lethbridge and District
 Banner: LEASE SPACE AVAILABLE FROM 100 - 10,000 sq ft



General Information

Prop Type: Commercial # Units: DOM: 17
 Sub Type: Office Cnd Pln #: CDOM: 17
 Trans Type: For Lease Only Stories:
 Bldg Type: Year Built: 1980
 Bldg Nm: BLT BUILDING Ttl Sqft: 10,000
 Bus Nm:
 Bus Type: Educational Services, Finance & Insurance, Health Care/Social Assistance, Information, Other Services, Professional Office, Public Administration, Real Estate Rental & Leasing, Travel Agency, Wholesale

Lot Information

Lot Sz Ar: 15,626 Sq Ft
 Lot Size Dim: OXO
 Access:

Listing Information

Listing Date: 01/02/17 Status Date: 01/04/17 Off Mrkt Date: Expiry Date: 12/30/17
 Cond Date: Entry Date: 01/04/17 Pending Date: Possess Date:
 Date Act Cond:
 Possession: Immediate, Negotiable

Parking Information

Designated: Energized: Heated: Additional:
 Ownership: Parkade: Paved: Other:
 Park Cost: # Cv Spc: Total Parking: Garage Sz:
 Park Feat:

Lease Information

Business Type	Units	Rntl Area	Occupant	Rntl Rate	Lse Expiry
Financial/Legal/Tax					
Tax Roll Nm:	1204008170001			Condo Unit:	Condo Plan:
Taxes:	\$74,731	Tax Year:	2016	Lot:	19-23
Tax Assess:		Downpay:		Block:	35
Gst:				Plan:	4353S
Grs Sch Inc:		Net Inc:		Electric Exp:	Trash Exp:
Grs Op Inc:		Other Inc:		Insur Exp:	Total Exp:
Grs Margin:		Ttl Act Rent:		Depo Amnt:	Prf Mng Exp:
Power Paid:		Water Syst Pd:		Gas Syst Pd:	Heating Exp:
Title:	Leasehold	Ownership Int:		Title Insurance:	Oth Exp:
Legal Desc:	PLAN 4353S BLOCK 35 LOTS 19 TO 23 INCLUSIVE				

Associate/Office Information

Associate: [Kent Earl](mailto:contact@kentearl.ca) contact@kentearl.ca Associate Ph: (403) 795-5204
 Office: [Lethbridge Real Estate.com](http://LethbridgeRealEstate.com) Office Ph: (403) 327-8001
 Off Address: 2219 - 2 Avenue North Lethbridge T1H OC1 Associate Fax: (888) 282-4119
 Commission: 2%

Remarks

Pub Rmks: Located just blocks from city hall, the county office and many major banks and post office; the BLT Building provides a blended mix of tenants and can accommodate space needs from just 100 SF to entire 10,000 SF floors. For additional space requirements space could be increased up to 20,000 SF in total. This building is suitable for health care, education, corporate, financial, or any other professional use. The landlord will consider all tenant improvement proposals with long term lease scenario's. This building features assigned parking, and has elevator access to all floors. Each floor has large, bright windows which allow for stunning scenic views of the down town core and beyond.

Realtor® Rmks: The BLT Building provides a blended mix of tenants and can accommodate space needs from just 100 SF to entire 10,000 SF floors at \$13.00/Sq Ft per annum. For additional space requirements space could be increased up to 20,000 SF in total. This building is suitable for health care, education, corporate, financial, or any other professional use.

Show Inst: Contact Kent directly for all Showings at 403-795-5204.
 Seller Name: 561218 Alberta Ltd.