

# \$800 - 220, 876 Heritage Boulevard W, Lethbridge

MLS® #A2194844

**\$800**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

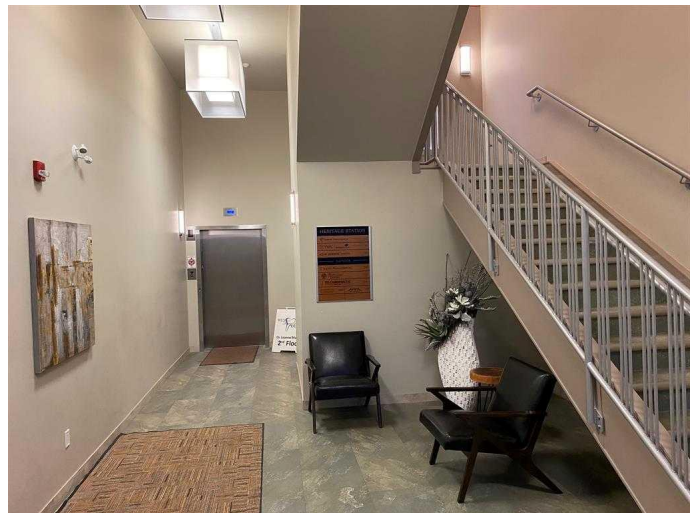
Heritage Heights, Lethbridge, Alberta

Pristine and Convenient Shared Office Space  
Excellent located in Heritage Station with convenient access, this shared office space presents a fantastic opportunity from which to base your business. Inside, you will find a beautifully-presented space with laminate floors, a soft color palette and great natural light, creating a comfortable, yet professional aesthetic. This makes a perfect space for a client-facing professional, such as a masseuse, therapist, accountant, et cetera. Multiple offices can be leased to expand your space, with a central common area providing a sink, coffee maker and microwave. The rent includes all utilities, taxes, power, water, heat and high-speed internet, and there are additional signage opportunities available. The friendly owners are flexible with lease duration to best suit your needs. Boasting an unbeatable location, Heritage Station is close to many other West Side commercial sites, and you will find yourself in good company with other well-respected local businesses.

Built in 2018

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2194844 |
| Price      | \$800    |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2018     |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Office     |
| Status   | Active     |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 220, 876 Heritage Boulevard W |
| Subdivision | Heritage Heights              |
| City        | Lethbridge                    |
| County      | Lethbridge                    |
| Province    | Alberta                       |
| Postal Code | T1K 8G1                       |

### **Amenities**

|           |                                                        |
|-----------|--------------------------------------------------------|
| Utilities | Electricity Paid For, Heating Paid For, Water Paid For |
|-----------|--------------------------------------------------------|

### **Interior**

|         |             |
|---------|-------------|
| Heating | Forced Air  |
| Cooling | Central Air |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 191                 |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | CLEARVIEW PROPERTY MANAGEMENT LTD. |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.