

# \$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, Water Paid For, Heating Paid For
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### **Interior**

Heating	Forced Air
Cooling	Central Air

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	85

### **Listing Details**

Listing Office	CLEARVIEW PROPERTY MANAGEMENT LTD.
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