



# PARAMOUNT

BOUTIQUES & PROFESSIONAL SPACE

719 4th Avenue South, Lethbridge, AB



Available

For Lease

ROBERT KINNIBURGH

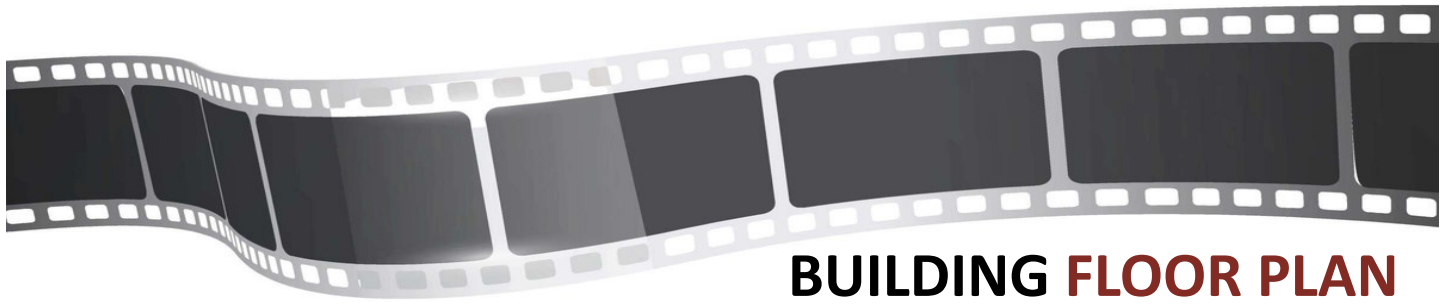
Associate.

(403) 315-5154

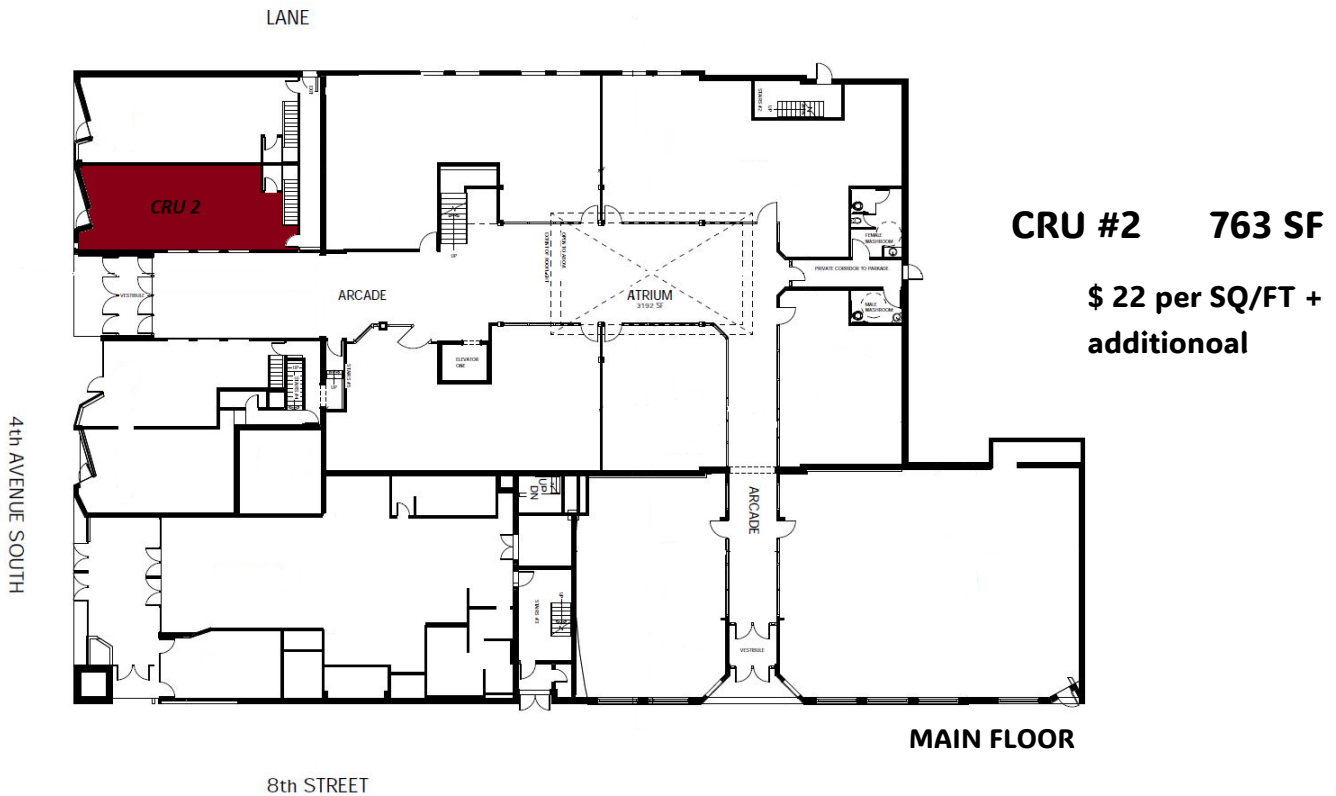
[rbkinniburgh@gmail.com](mailto:rbkinniburgh@gmail.com)

# BANKERS

COMMERCIAL  
REAL ESTATE

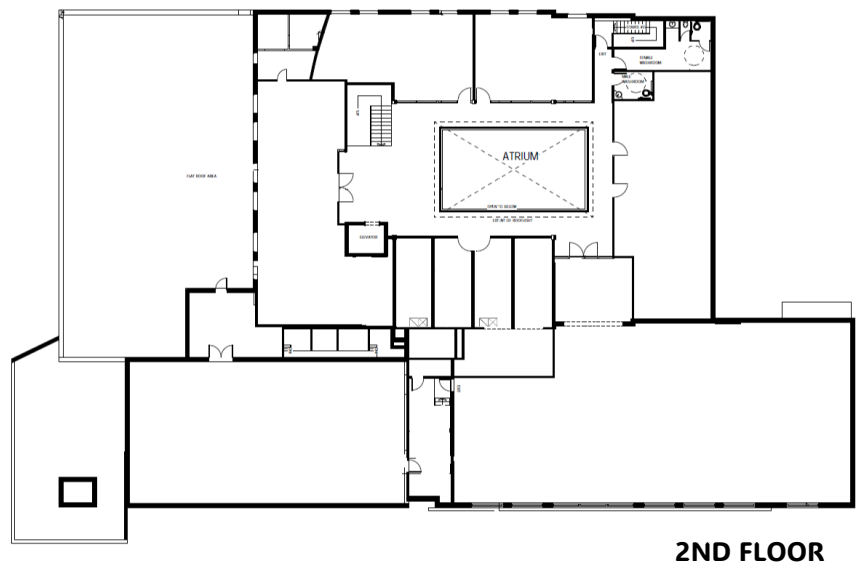


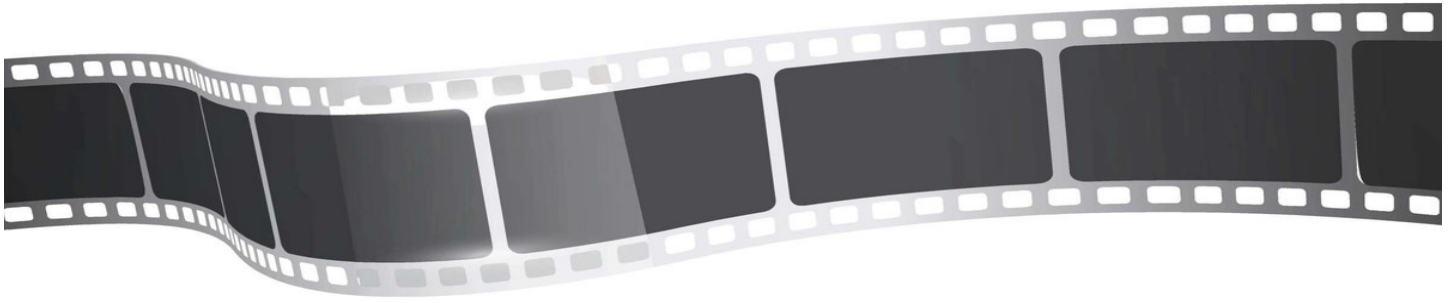
# BUILDING FLOOR PLAN



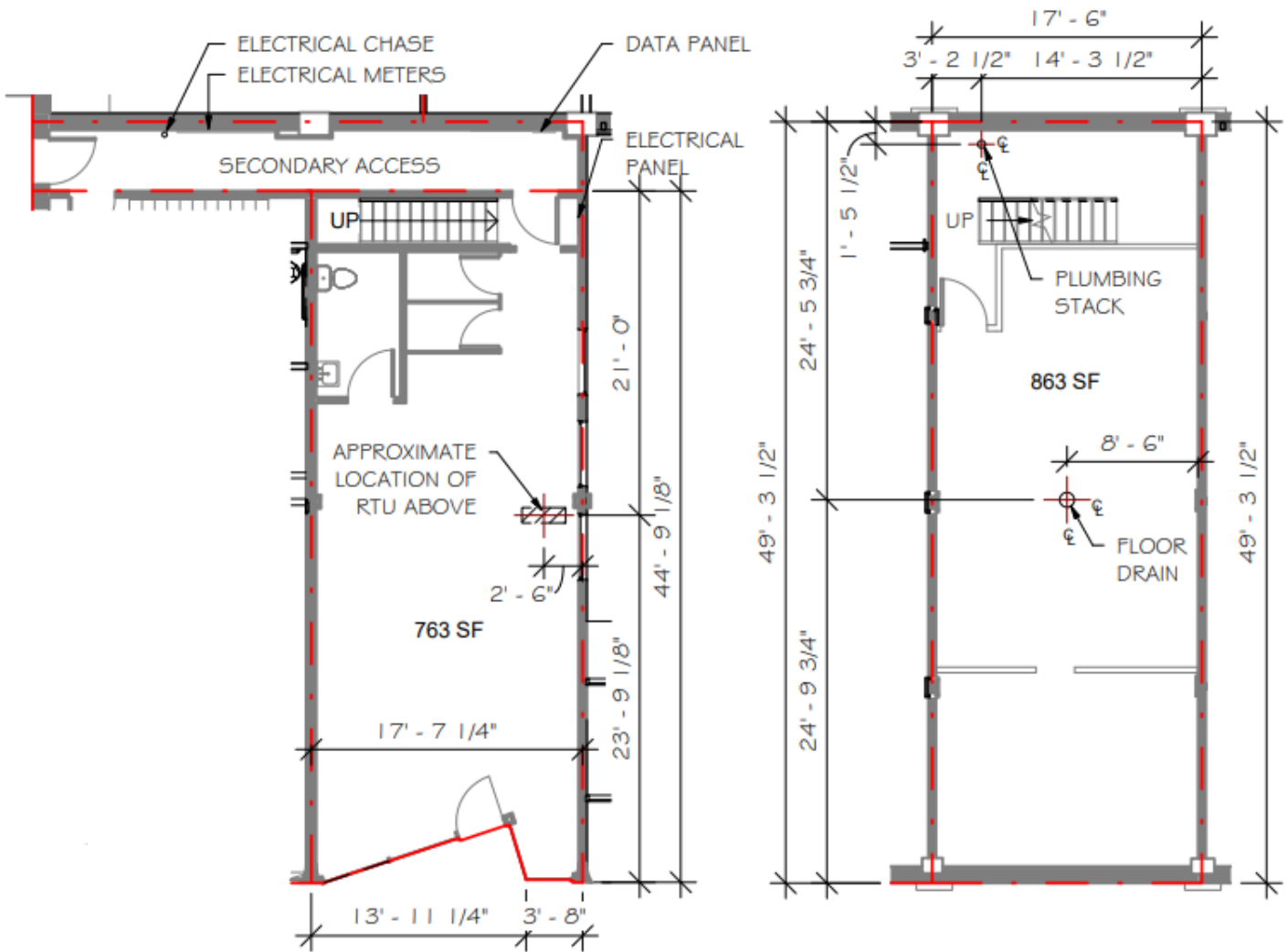
## BUILDING TENANTS

- Andrew Page Tattooing
- Dylan Babe Tattoo
- Katlyn Jane Photography
- Mudita Beauty
- Nelleekayehair
- The Healing Hut
- YQL Lashbar
- ATB Advisory Centre
- ATB Entrepreneur Centre
- ATB Financial Downtown Branch
- Chantelle Erickson, Insurance Broker
- CONCEPT. Investment Partners Ltd.
- Hadford Defence Group.
- Kathlyn Jarvis Design
- SRUDELBRAND!
- Society Lingerie
- Ace Tea Tasty
- Gather & Graze
- Mediterranean Mazza Bar and Western Food





# ADDRESS 715 4TH AVE S.



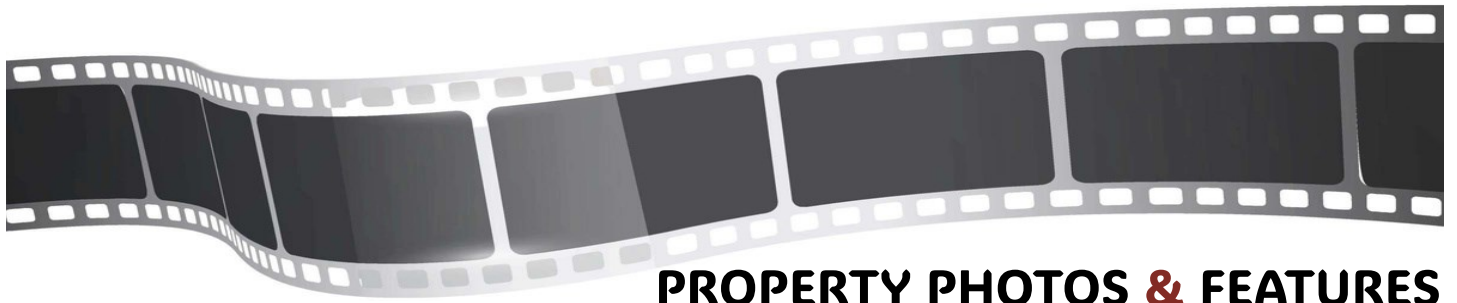
① Main Floor - 715 4th Avenue S  
3/32" = 1'-0"

② Basement Floor - 715 4th Avenue S  
3/32" = 1'-0"

**MAIN FLOOR 763 SF**

**BASEMENT 863 SF**

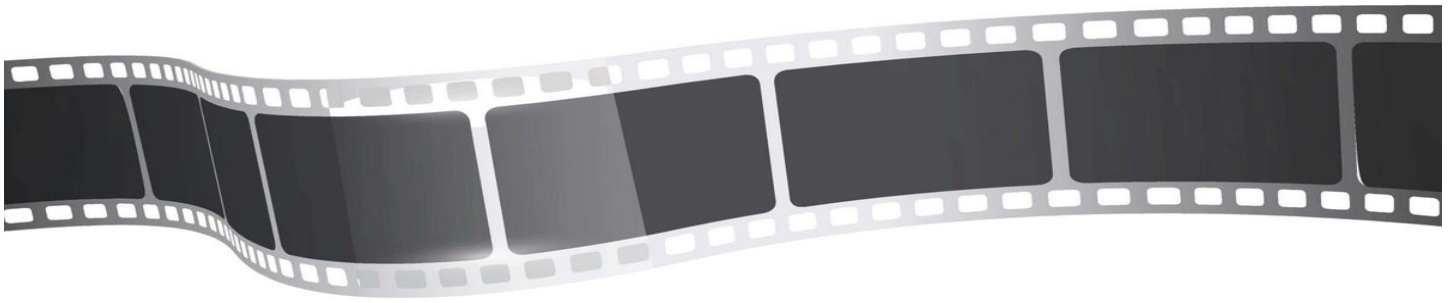
**CRU #2 1626 SF**



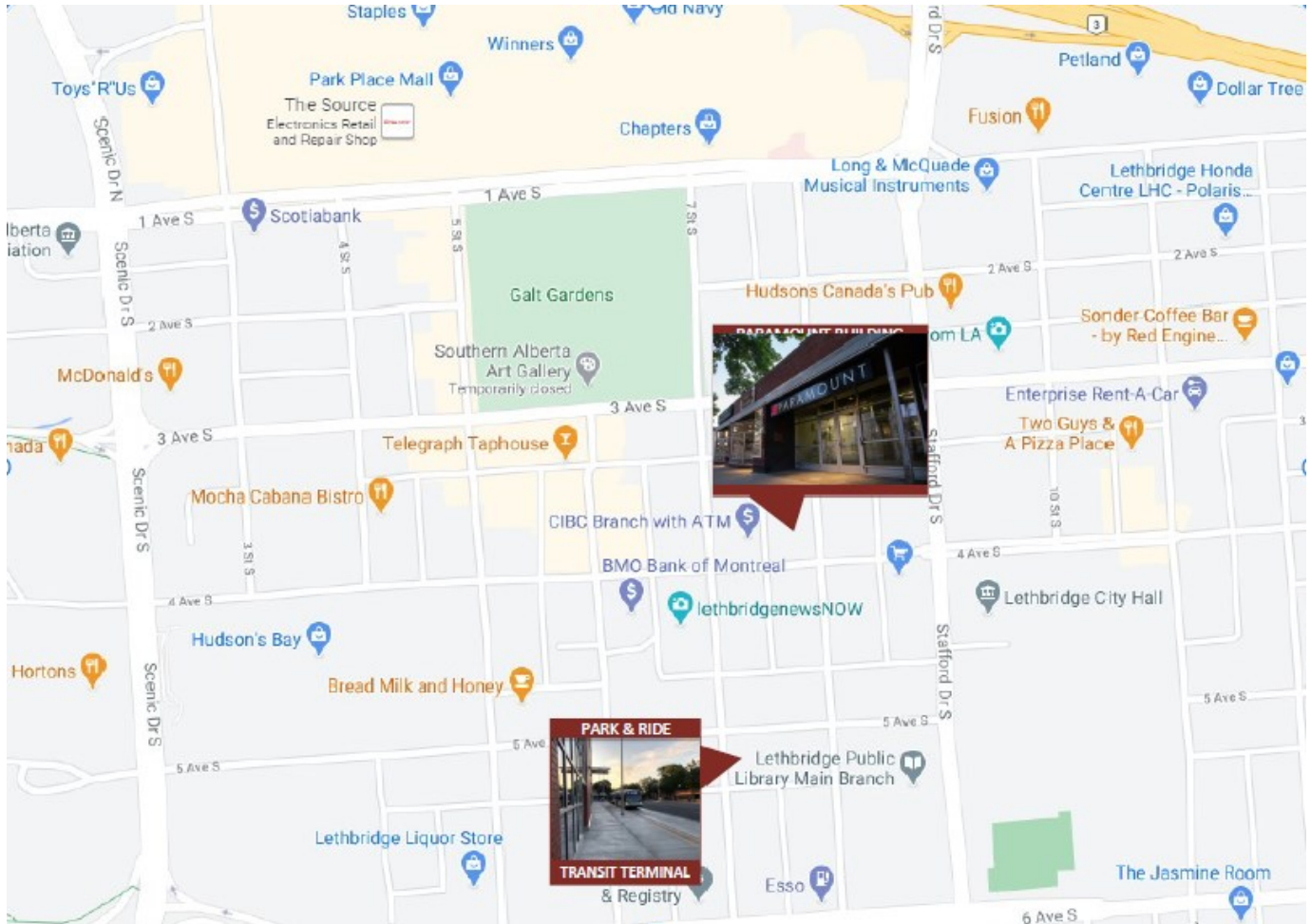
## PROPERTY PHOTOS & FEATURES



- Street front unit, located downtown in the Paramount Building.
- Abundance of natural light.
- Including 2 Parking stalls, Washroom, 2 dressing room.
- Large basement area for storage.
- On-site property management with 24-hour security cameras.



# LOCATION MAP



**For more information, please contact:**

ROBERT KINNIBURGH  
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CONCEPT. Investments Partners Ltd.  
(587) 425 - 1111  
info@conceptip.ca

## BANKERS

COMMERCIAL  
REAL ESTATE



## CONCEPT.

INVESTMENT PARTNERS LTD