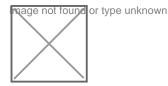


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406 13 STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLethbridge, Alberta

Listing ID: 30404

MLS ID: A2216195

\$485,000



△ BOB SHEDDY

2 (403) 324-2222

□ Century 21 Masters

403-948-2121

406 13 Street N, Lethbridge , Alberta T1H 2S2

Transaction Type

For Sale

Days On Market

Zoning C-G

Subdivision

Senator Buchanan

Building Type

Mixed Use, Retail, Street Level Storefront

Year Built 1966

Structure Type

Retail

Property Type Commercial **Property Sub Type**

Retail

Legal Plan

406R

Building Area (Sq. Ft.)

iing Area (Sq. Ft.)

2500.00

Building Area (Sq. M.)

232.26

Lot Size (Sq. Ft.)

3126

Lot Size (Acres)

0.07

Inclusions

None

RestrictionsNone Known

Reports

Other Documents

Prime retail opportunity with excellent storefront exposure on highly trafficked 13 Street North in Lethbridge. This versatile space offers both street front and rear alley access, along with convenient customer and staff parking. The building footprint measures $\pm 2,500$ sq. ft. with a full basement and sits on 3,126 sq. ft. (0.072 acres) of land in Lethbridge North. Ideally situated near major amenities including Tim Hortons, Centre Village and Westminster Mall, Scotia Bank, Growers Direct Florist, and No Frills Grocery, this location ensures steady foot and vehicle traffic.

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