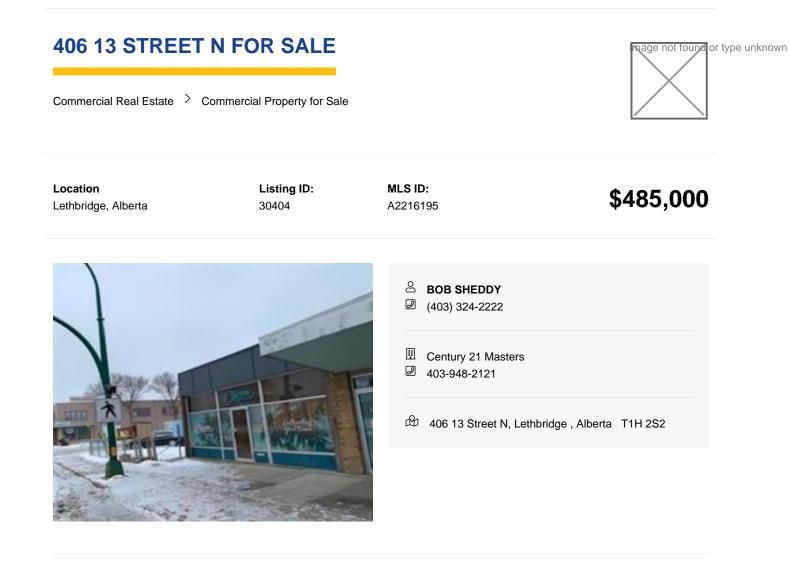


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<b>Transaction Type</b>	Days On Market	<b>Zoning</b>
For Sale	70	C-G
Subdivision	Building Type	<b>Year Built</b>
Senator Buchanan	Mixed Use,Retail,Street Level Storefront	1966
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
<b>Legal Plan</b>	Building Area (Sq. Ft.)	Building Area (Sq. M.)
406R	2500.00	232.26
Lot Size (Sq. Ft.)	Lot Size (Acres)	<b>Inclusions</b>
3126	0.07	None
	0.01	None

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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