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406 13 STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lethbridge, Alberta



Listing ID:
30404


MLS ID:
A2216195

\$485,000



 **BOB SHEDDY**
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 Century 21 Masters
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 406 13 Street N, Lethbridge , Alberta T1H 2S2

Transaction Type For Sale	Days On Market 6	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.) 2500.00	Building Area (Sq. M.) 232.26
Lot Size (Sq. Ft.) 3126	Lot Size (Acres) 0.07	Inclusions None
Restrictions None 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 ±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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