

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 425 13 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lethbridge, Alberta

**Listing ID:**  
31578


**MLS ID:**  
A2245413

**\$129,995**



 **JOANNA DAM**  
 (403) 250-2882

 Century 21 Bravo Realty  
 403-250-2882

 425 13 Street N, Lethbridge , Alberta T1H 2S3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 64	<b>Lease Amount</b> 6550.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Westminster	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2005	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 4375.00	<b>Building Area (Sq. M.)</b> 406.45
<b>Inclusions</b> See equipment list	<b>Restrictions</b> Lease Restriction	<b>Reports</b> Leases

GREAT LOCATION FOR THIS RESTAURANT, NEAR BANK, No Frills grocery store (anchor tenant), RETAIL SHOPS, SCHOOLS RECREATION CENTER. Seats 146 and offers 4375-sqft of usable space, included is a large banquet room, great for parties or events, generating extra income. Asian menu currently in place. Menu change is possible with landlord approval. Commercial kitchen on site for your convenience. Please do not approach business and bother staff, all showings should be with a agent.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.