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## 418 13 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lethbridge, Alberta



**Listing ID:**  
32449


**MLS ID:**  
A2263106

**\$18**



 **DOUG MERESKA**  
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 403-330-3338

 418 13 Street N, Lethbridge , Alberta T1H 2S2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 129	<b>Lease Amount</b> 18.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C-G	<b>Subdivision</b> NONE
<b>Building Type</b> Retail	<b>Year Built</b> 1912	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 406R
<b>Building Area (Sq. Ft.)</b> 1528.00	<b>Building Area (Sq. M.)</b> 141.95	<b>Lot Size (Sq. Ft.)</b> 3126
<b>Lot Size (Acres)</b> 0.07	<b>Footprint (Sq. Ft.)</b> 1526	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans	

Modern features of the property include a new HVAC system, new windows, and upgraded electrical and plumbing. The building also features upgraded safety measures, including soundproofing, firestopping between upper floors, and security cameras. The main floor is 1,526 square feet, offering a turnkey high-end coffee house with large front windows facing 13th Street North providing ample natural light.

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