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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**
 (403) 394-8239

 **AVISON YOUNG**
 403-330-3338

 418 13 Street N, Lethbridge , Alberta T1H 2S2

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