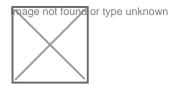




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418 13 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLethbridge, 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

For Lease

Days On Market

62

Lease Amount

18.00

Lease Frequency

Annually

Zoning C-G Subdivision

NONE

Building Type

Retail

Year Built 1912 Structure Type Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan 406R

Building Area (Sq. Ft.)

1528.00

Building Area (Sq. M.)

141.95

Lot Size (Sq. Ft.)

3126

Lot Size (Acres)

0.07

Footprint (Sq. Ft.)

1526

Inclusions

N/A

RestrictionsReportsNone KnownFloor 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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