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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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 **AVISON YOUNG**
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 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
Restrictions None Known	Reports 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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