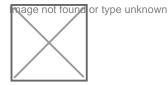


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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** 

For Lease

**Days On Market** 

2

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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