

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.

406 13 STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lethbridge, Alberta



Listing ID:
33421


MLS ID:
A2277013

\$338,000



 **BOB SHEDDY**
 (403) 324-2222

 Century 21 Masters
 403-823-2121

 406 13 Street N, Lethbridge , Alberta T1H 2S2

Transaction Type For Sale	Days On Market 149	Zoning C-G
Subdivision Senator Buchanan	Building Type Mixed Use,Retail,Street Level Storefront	Year Built 1966
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 406R	Building Area (Sq. Ft.) 2500.00	Building Area (Sq. M.) 232.26
Lot Size (Sq. Ft.) 3126	Lot Size (Acres) 0.07	Inclusions None
Restrictions None Known	Reports Other Documents	

For sale or lease at \$900 per month NNN. Prime retail opportunity with excellent storefront exposure on highly trafficked 13 Street North in Lethbridge. This versatile space offers both street front and rear alley access, along with convenient customer and staff parking. The building footprint measures ±2,500 sq. ft. with a full basement and sits on 3,126 sq. ft. (0.072 acres) of land in Lethbridge North. Ideally situated near major amenities including Tim Hortons, Centre Village and Westminster Mall, Scotia Bank, Growers Direct Florist, and No Frills Grocery, this location ensures steady foot and vehicle traffic.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.