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406 13 STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lethbridge, Alberta



Listing ID:
33421


MLS ID:
A2277013

\$398,000



 **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

25

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 $\pm 2,500$ 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.

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