

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

\$398,000



BOB SHEDDY
 (403) 324-2222

Century 21 Masters
 403-823-2121

406 13 Street N, Lethbridge , Alberta T1H 2S2

Transaction Type	Days On Market	Zoning
For Sale	25	C-G
Subdivision	Building Type	Year Built
Senator Buchanan	Mixed Use,Retail,Street Level Storefront	1966
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
406R	2500.00	232.26
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
3126	0.07	None
Restrictions	Reports	
None Known	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.