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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

**\$338,000**



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

 Century 21 Masters  
 403-823-2121

 406 13 Street N, Lethbridge , Alberta T1H 2S2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 86	<b>Zoning</b> C-G
<b>Subdivision</b> Senator Buchanan	<b>Building Type</b> Mixed Use,Retail,Street Level Storefront	<b>Year Built</b> 1966
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 406R	<b>Building Area (Sq. Ft.)</b> 2500.00	<b>Building Area (Sq. M.)</b> 232.26
<b>Lot Size (Sq. Ft.)</b> 3126	<b>Lot Size (Acres)</b> 0.07	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> 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.

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