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406 13 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Lethbridge, Alberta


Listing ID:
33780


MLS ID:
A2282087

\$900



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

 Century 21 Masters

 406 13 Street N, Lethbridge , Alberta T1H 2S2

Transaction Type For Lease	Days On Market 3	Lease Amount 900.00
Lease Frequency Monthly	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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