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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	Days On Market	Lease Amount
For Lease	3	900.00
Lease Frequency	Zoning	Subdivision
Monthly	C-G	Senator Buchanan
Building Type	Year Built	Structure Type
Mixed Use,Retail,Street Level Storefront	1966	Retail
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	406R
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
2500.00	232.26	3126
Lot Size (Acres)	Inclusions	Restrictions
0.07	None	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.

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