

# \$485,000 - 406 13 Street N, Lethbridge

MLS® #A2216195

**\$485,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

Senator Buchanan, Lethbridge, Alberta

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.

Built in 1966

## Essential Information

MLS® #	A2216195
Price	\$485,000
Bathrooms	0.00
Acres	0.07
Year Built	1966
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	406 13 Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge



Province	Alberta
Postal Code	T1H 2S2

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	4
Zoning	C-G

### **Listing Details**

Listing Office	Century 21 Masters
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