



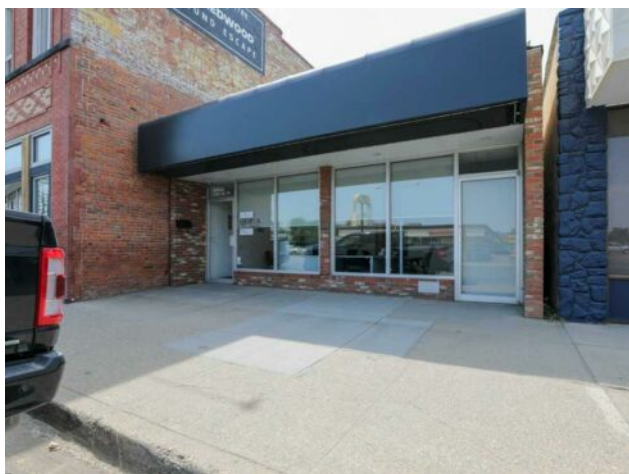
GRASSROOTS
REALTY GROUP

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**420 13 Street N
Lethbridge, Alberta**

MLS # A2230328



\$330,000

Division: Senator Buchanan

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,886 sq.ft.

Zoning: C-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All the furniture and the alarm system if the buyers want to take over the payments.

Excellent opportunity to own a commercial building for your own business or investment. Its located on busy 13 street north excellent visibility and foot traffic. There are 7 offices, 1 boardroom and 2 bathrooms. This building is ideal for accounting, legal, health and wellness offices or retail there are so many possibilities. There is a parking pad at rear entrance. The building is being rented until September 1 2025 showings are Monday - friday 8:30am-4pm