



GRASSROOTS
REALTY GROUP

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418 13 Street N
Lethbridge, Alberta

MLS # A2263106



\$18 per sq.ft.

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Frank's Redwood

Bus. Name: -

Size: 1,528 sq.ft.

Zoning: C-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.07 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Modern features of the property include a new HVAC system, new windows, and upgraded electrical and plumbing. The building also features upgraded safety measures, including soundproofing, firestopping between upper floors, and security cameras. The main floor is 1,526 square feet, offering a turnkey high-end coffee house with large front windows facing 13th Street North providing ample natural light.