



**GRASSROOTS**  
REALTY GROUP

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**256 13 Street N**  
**Lethbridge, Alberta**

**MLS # A2278778**



**\$9 per sq.ft.**

**Division:** Senator Buchanan

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,500 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Wide Open Commercial Space. Ready for Your Business! Looking for the perfect spot to bring your business vision to life? We've got just the place! Whether you're launching a new retail shop, fitness studio, creative workspace, or showroom — the possibilities are endless! Large windows offer excellent natural lighting. Convenient front access from 13 St. N and there is back alley access as well. There is plenty of parking on the street as well as two parking spots in the back. Local transit stops in front of property.