



**GRASSROOTS**  
REALTY GROUP

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406 13 Street N  
Lethbridge, Alberta

MLS # A2282087



# \$900 per month

Division: Senator Buchanan

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,500 sq.ft.

Zoning: C-G

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.07 Acre

Lot Feat: -

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  $\pm$ 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.