



**GRASSROOTS**  
REALTY GROUP

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**640 13 Street N**  
**Lethbridge, Alberta**

**MLS # A2158013**



**\$5,339 per month**

**Division:** Senator Buchanan

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,407 sq.ft.

**Zoning:** C-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.57 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

In search of a prime location for your business or office? The former CTV building at 640 13 St N, Lethbridge, is now available for lease. This property offers a spacious 6,500 sq/ft main floor, complemented by a 2,000 sq/ft basement, providing ample room for various uses. The main floor includes multiple offices, a kitchen, two washrooms, a large studio, and a soundproof room, with plenty of storage space available in the basement. The building is equipped with a rooftop HVAC system for heating and cooling, a high-voltage power supply, and an alarm system for added security. With Shaw and Telus fibre optic high-speed internet, reliable connectivity is ensured. The property also includes a TV antenna, offering potential for broadcasting or communication purposes. Private off-street parking accommodates approximately 30+ cars, making it convenient for both customers and employees. This lease is subject to the owner's approval. If you're looking for a well-equipped, prime location with high visibility, this space could be the ideal fit for your business. The leaser will require owner's approval. Additional/NNN Costs are approximately \$3.50 per sq/ft.