

# \$436,500 - 406 13 Street N, Lethbridge

MLS® #A2251420

**\$436,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

Senator Buchanan, Lethbridge, Alberta

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.

Built in 1966

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2251420   |
| Price      | \$436,500  |
| Bathrooms  | 0.00       |
| Acres      | 0.07       |
| Year Built | 1966       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 406 13 Street N  |
| Subdivision | Senator Buchanan |
| City        | Lethbridge       |
| County      | Lethbridge       |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1H 2S2 |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 55                  |
| Zoning         | C-G                 |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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