

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

MLS® #A2216195

\$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® #	A2216195
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	May 2nd, 2025
Days on Market	98
Zoning	C-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.