

Business For Sale

- 256 13 Street N, Lethbridge, Alberta, Canada
T1H2R7



Property Description

2500 sq.ft. FOR SALE! THIS BUILDING IS NEWLY REDEVELOPED! Improvements have been made inside and outside. These renovations include: Complete asbestos testing and removal of existing materials, brick block infill and throughout cleaning, new painting of all walls and steel beams, and floating and leveling of the floor. A new washroom was also installed including new drywall and washroom fixtures (toilet and sink), as well as a new hot water tank. There was also a full exterior upgrade including storefront windows, new front stucco, steel awnings, and painting of rear exterior wall. Other miscellaneous improvements are new exterior and interior doors and frames, new electrical panels and electrical upgrades, new RTU, thermostat, and new roof vents and repairs. Here is an opportunity to own a unique building. The building has the option of having inside access to the building next door which would double the size of the space. (Each building is 2500 sq.ft & both have their own municipal address and separate Title) See MLS#A1078626. 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 in front of the building and local transit stops are in the area. This will be a great space to create a high-quality environment for your business. The area has well established retailers such as Grower Direct Flowers, Mo-Tires Auto Centre, Luigis Restaurant, Tim Hortons, No

Basic Details

Property Type:	Business
Listing Type:	For Sale
MLS® #:	A1078650
Price:	\$299,000
Year Built:	1959
Lot Area:	3,124 Sqft

Frills Grocery Store, and Scotia Bank. Purchase
Price: \$299,000.00 (id:15472)

Location

Street Number: **256**

Street: **13**

Country: **CA**

Province: **AB**

City: **Lethbridge**

Postal Code: **T1H2R7**

Longitude: **W113° 10' 31.6"**

Latitude: **N49° 42' 10.4"**

Agent [Info](#)



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