

\$5,339 - 640 13 Street N, Lethbridge

MLS® #A2158013

\$5,339

0 Bedroom, 0.00 Bathroom,
Commercial on 0.57 Acres

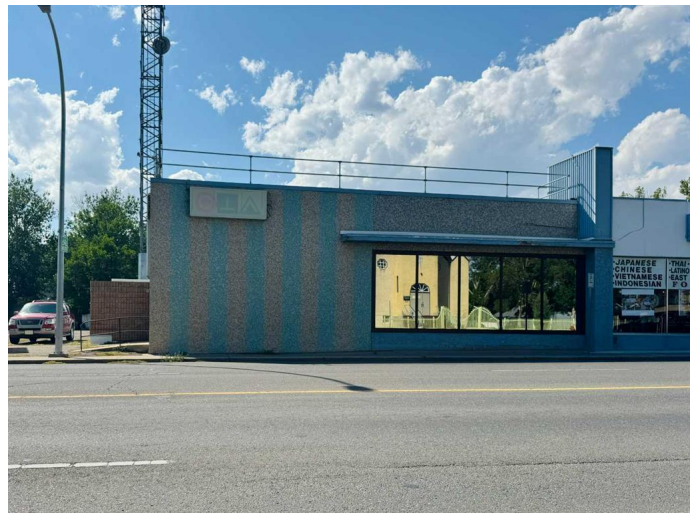
Senator Buchanan, Lethbridge, Alberta

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.

Built in 1939

Essential Information

MLS® #	A2158013
Price	\$5,339



Bathrooms	0.00
Acres	0.57
Year Built	1939
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	640 13 Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2S8

Additional Information

Date Listed	August 16th, 2024
Days on Market	317
Zoning	C-G

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
----------------	---

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.