

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

MLS® #A2158013

**\$5,339**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.57 Acres

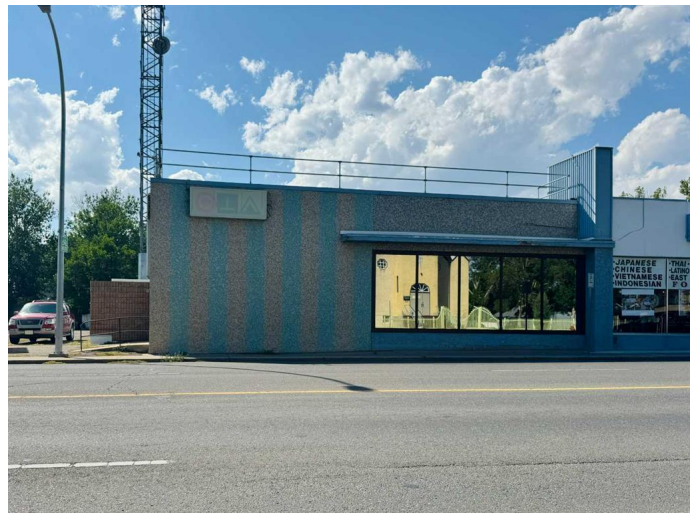
Senator Buchanan, Lethbridge, Alberta

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 | 271               |
| Zoning         | C-G               |

### Listing Details

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

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