

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

MLS® #A2158013

**\$5,339**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.57 Acres

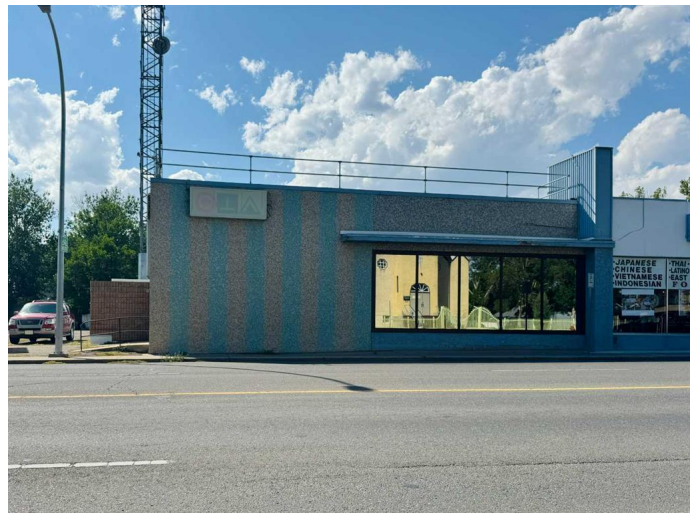
Senator Buchanan, Lethbridge, Alberta

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	245
Zoning	C-G

### Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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