

Commercial space for lease

418 13 Street North
Lethbridge, AB



**Main floor and/or second
floor commercial unit with
historic charm &
modern functionality**



Up to 3,253 sf



Character property



Excellent exposure
(15,300 VPD+)

Get more property information

Ashley Soames

Principal, Vice President

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Property Description

The subject property offers a unique blend of character and functionality within the historic Burgman Block. Featuring exposed brick walls, slat wood detailing, and a bright, welcoming layout, the space is ideal for a variety of commercial uses. The 1,528 sf main floor and 1,725 sf second floor can be leased together or separately.

The main floor features an open concept layout that includes a seating area, kitchen, POS counter, two washrooms, and storage. The second floor offers a stunning large open concept room, a seating area, office with a kitchenette, and two washrooms. Both levels share common access through the main floor entrance.

Location Description

Situated on one of North Lethbridge's main commercial corridors, the property receives excellent exposure along 13 Street North (15,300+ VPD), with nearby tenants such as Gail's Apothecary, Tim Hortons, No Frills, The Alteration Shoppe, The Goldworks, and Thrive Health Collective contributing to the area's vibrant, mixed-use appeal.

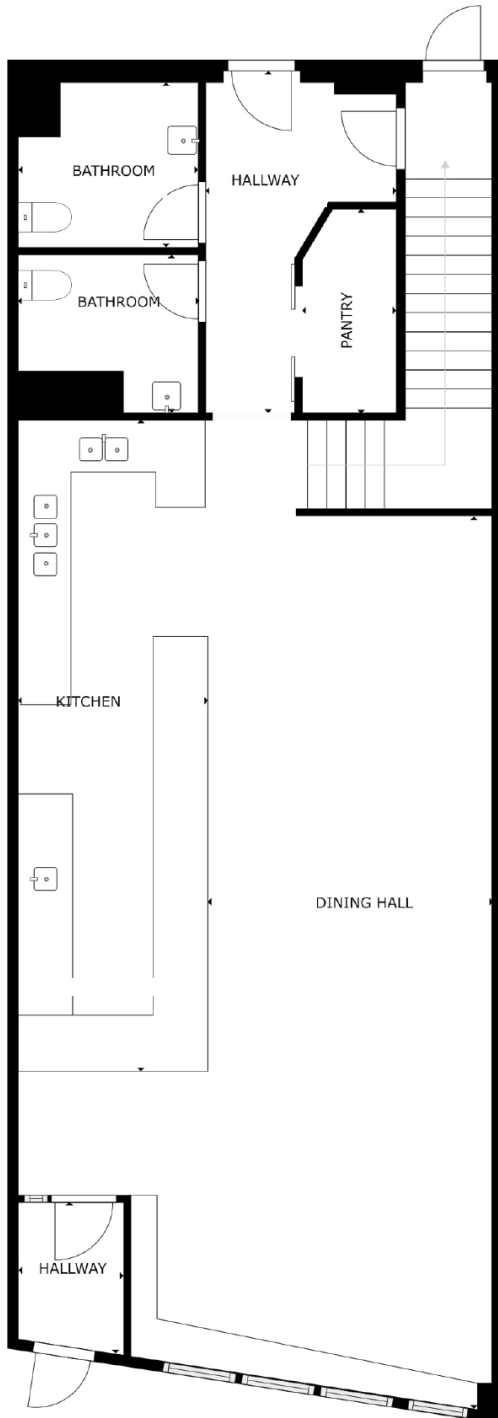
Offering Summary

Opportunity	1,528 sf main floor 1,725 sf second floor
Legal Address	406R;147;8
Zoning	General Commercial (C-G)
Lease Price	\$18.00 psf
Additional Rent	\$4.50 psf
Possession	Negotiable

Property Highlights

- Exposed brick and warm wood accents
- Lots of natural light
- Flexible open layout
- Shared entrance
- Central location
- Free street parking for customers

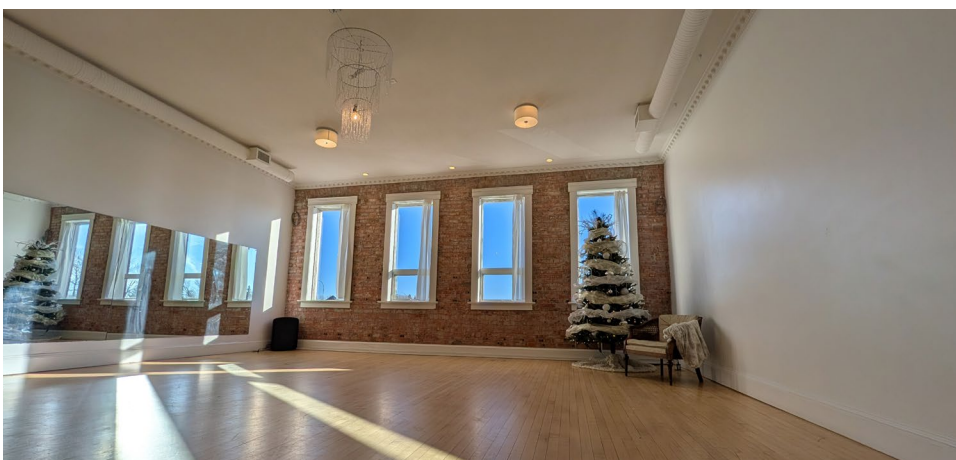
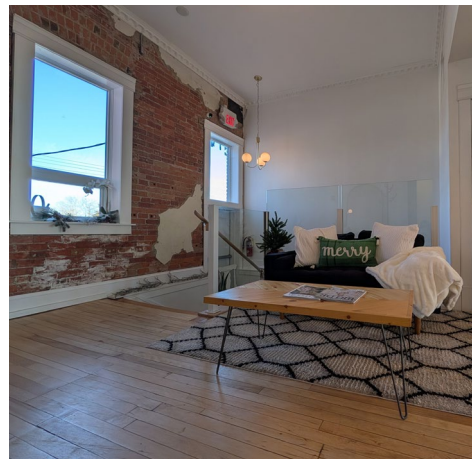
Floor Plan



Main Floor



Second Floor





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