

**542 13 Street N
Lethbridge, Alberta****MLS # A2277151****\$14 per sq.ft.****Division:** Senator Buchanan**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 3,000 sq.ft.**Zoning:** General Commercial**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** None

Opportunity is here! Long standing bar and lounge has vacated leaving opportunity for a new establishment to take advantage of high visibility and on site parking. This location is ideal for a bar, restaurant, catering, daycare, preschools, churches. Medical related businesses such as physio therapists, orthopedic surgeons, massage therapists. The Landlord has begun demolition of the former fixtures to give new tenants head-start on the improvements.