



**GRASSROOTS**  
REALTY GROUP

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**425 13 Street N  
Lethbridge, Alberta**

**MLS # A2245413**



**\$129,995**

**Division:** Westminster

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,375 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** See equipment list

GREAT LOCATION FOR THIS RESTAURANT, NEAR BANK, No Frills grocery store (anchor tenant), RETAIL SHOPS, SCHOOLS RECREATION CENTER. Seats 146 and offers 4375-sqft of usable space, included is a large banquet room, great for parties or events, generating extra income. Asian menu currently in place. Menu change is possible with landlord approval. Commercial kitchen on site for your convenience. Please do not approach business and bother staff, all showings should be with a agent.