



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**515 5 Street
Lethbridge, Alberta**

MLS # A2253888



\$22 per sq.ft.

Division:	Downtown
Type:	Retail
Bus. Type:	Accounting,Appliances,Bakery,Child Care,Commercial ,Fitness,Grocery,Liquor
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	5,000 sq.ft.
Zoning:	-

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Prime RETAIL SPACE FOR LEASE & DP & BP APPROVED FOR DAYCARE (90+ CHILDREN) Seize this exceptional opportunity to secure a highly versatile commercial space in a high-exposure location with frontage along 5th Street South and easy access from 6th Avenue South. While fully approved for a 90+ child daycare, this space is equally ideal for a wide range of businesses, including: - Medical Clinic - Physio / Chiro / Massage - Grocery or Specialty Market - Fitness Studio / Gym - Liquor Store - Professional Services And many more Whether you're launching a new venture or expanding your current operation, this flexible retail space offers the visibility, accessibility, and traffic you need to succeed. Don't miss out—opportunities like this are rare. Complete DAYCARE drawings package available upon request.