



**GRASSROOTS**  
REALTY GROUP

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**301 5 Street S**  
**Lethbridge, Alberta**

**MLS # A2259078**



**\$125,000**

**Division:** Downtown

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,800 sq.ft.

**Zoning:** CD

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Leasehold improvements, Equipment and Furniture

Iconic business for sale! The Club Cigar Store has been part of the Downtown LA business scene since 1933 and has been owned by the same family since 1995. Located on the corner of 5th Street and 3rd Avenue South in the historic Henderson & Downer Building (now known locally as The Club Cigar Building). Specializing in cigars, pipes, tobacco, and magazines with lotto, beverages, and souvenirs rounding out the offerings. A multitude of options for growing the business await the new owner. This is a business only sale as there is no ownership on land or building and the buyer would have to confirm lease terms with landlord. The business occupies a commercial condominium space in the restored, mixed use building with residential units above. Virtually all existing equipment, furniture, and fixtures are included. This could be a fantastic opportunity to launch your family business. Please address all inquiries to your agent of choice today!