



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2272497**

**Lethbridge, Alberta**



**\$275,000**

**Division:** Lethbridge

**Type:** Business

**Bus. Type:** Cannabis, Liquor Store

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Cannabis retail package sale. This listing represents the Lethbridge store, offered together with the Coleman location (MLS A2272494), with potential for a combined package. This is not turn-key &mdash; a buyer must already hold an AGLC retail cannabis licence or be prepared to apply for a new licence. The location is fully built-out, all municipal permits are completed, and a strong client base is already established. The seller is willing to remain as manager once a new operator is in place. Lethbridge sales approx. \$1M/year. Modern 2,000 sq.ft. retail space with lease to 2027 at approx. \$2,730/month including most utilities. Combined inventory for both stores approx. \$40,000 (additional). Business-only sale. Showings by appointment only; do not approach staff.