



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 — 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.