



**123 4 Street S**  
**Lethbridge, Alberta**

**MLS # A2275713**



**\$799,000**

<b>Division:</b>	Downtown
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	9,600 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Prime downtown Lethbridge restaurant opportunity. Excellent location for a large, fully equipped restaurant in downtown Lethbridge. This established space offers seating for approximately 170 guests and is fully licensed to sell liquor. The restaurant features a spacious well-designed kitchen. Ideal for efficient prep and smooth staff movement. Includes two walk-in coolers and one oversized freezer, making it suitable for high-volume operations. The dining area offers a pleasant and inviting atmosphere with comfortable booth seating and tasteful decor that appeals to a wide range of customers. A steady clientele is already in place. Conveniently located near numerous office buildings, government offices, and the downtown mall. Providing strong daytime and evening traffic. The layout is well-suited for a large restaurant concept. The bar side is also available for lease. A strong opportunity for operators seeking a turnkey restaurant in a high-traffic downtown location. Please do not approach staff or the business directly. All showings must be arranged with a Realtor. Direct inquiries to the business will result in rejection of viewing requests.