

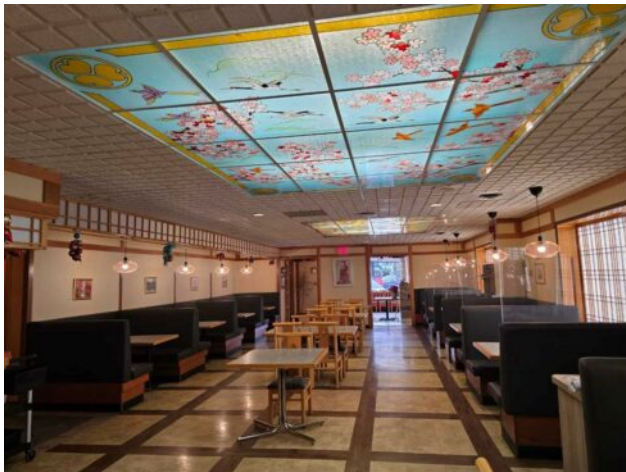


GRASSROOTS
REALTY GROUP

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123 4 Street S
Lethbridge, Alberta

MLS # A2275713



\$799,000

Division: Downtown

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 9,600 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: 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. It 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, and the bar side is also available for lease. Please do not approach staff or the business directly All showings must be arranged through a Realtor Direct inquiries to the business will result in rejection of viewing requests A strong opportunity for operators seeking a turnkey restaurant in a high-traffic downtown location.