

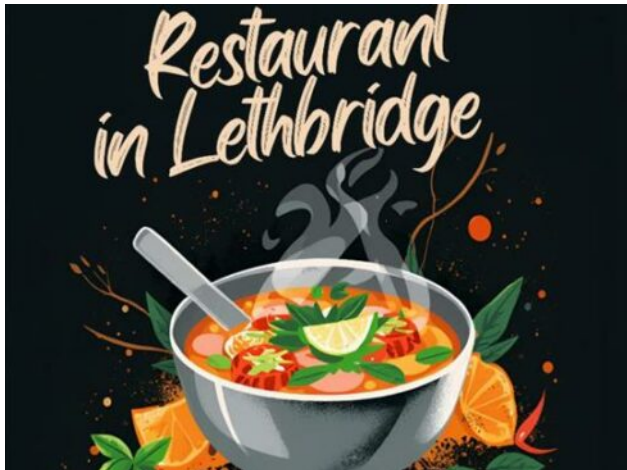


GRASSROOTS
REALTY GROUP

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12345 123 Street
Lethbridge, Alberta

MLS # A2276072



\$750,000

Division: Downtown

Type: Business

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,227 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: TBA

An excellent opportunity to acquire a well-established and profitable restaurant business in Lethbridge, Alberta, successfully operating for several years in a high-traffic, highly visible location. This business has built a strong local reputation and loyal customer base, supported by consistent sales performance and efficient operations. The restaurant is a turnkey operation, fully equipped and professionally set up, allowing a new owner to step in with minimal disruption. It benefits from a favorable long-term lease structure, stable occupancy costs, and a proven operating model. This opportunity is ideal for an owner-operator looking to enter the food & beverage industry, or for an investor seeking a stable, income-producing business with growth potential. . Business name, financial details, and further information will be provided upon execution of a Non-Disclosure Agreement (NDA).