



**1009 Mayor Magrath Drive S
Lethbridge, Alberta**

MLS # A2302144



\$349,900

Division: Lakeview

Type: Retail

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Golden opportunity to operate a well-established, fully licensed sushi restaurant in Lethbridge! This restaurant generates proven annual sales of approximately 1 Million dollars, supported by a strong base of repeat clientele, with further growth potential for a dedicated and motivated owner. Situated on the ground level of the Travelodge Hotel with 3,000 sqft of well-improved space, the restaurant accommodates up to 70 patrons with comfortable booth seating. The fully equipped kitchen is designed to handle high-volume service and includes a commercial dishwashing station, walk-in freezer, and walk-in cooler. The owner has successfully operated this restaurant for 11 years, and just signed 5yr lease last year, with option to renew for another 5 years. The gross lease includes all utilities & GST. Ideally located by a major road near a golf course, parks, well-known landmarks, and other popular retailers, the property benefits from excellent visibility & street exposure. And there is a huge parking lot for customers. Exceptional value! Don't miss this opportunity! Please respect the business and do not visit without an appointment.