



**GRASSROOTS**  
REALTY GROUP

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**130, 74 Mauretania Road W  
Lethbridge, Alberta**

**MLS # A2204890**



**\$399,000**

**Division:** West Lethbridge Employment Centre - Commercial

**Type:** Business

**Bus. Type:** Food & Beverage

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,569 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

An excellent opportunity to own a brand-new Jugo Juice franchise located inside the vibrant YMCA—a major sports and recreation facility in West Lethbridge. This location is strategically positioned next to the ATB Centre, Curling Club, and several schools, drawing consistent foot traffic from families, students, and fitness enthusiasts. This is the only juice and smoothie business within the facility, giving it a unique competitive edge and high visibility among thousands of visitors every month. The business comes fully equipped with a commercial equipment and a modern interior design, offering a clean, professional, and welcoming environment for customers. Located in one of the fastest-growing communities, the area continues to expand rapidly, with increasing YMCA membership and rising monthly sales figures. The franchise is simple to operate and well-suited for owner-operators or family-run businesses. Don't miss this chance to own a well-established and growing franchise in a prime location! Two additional schools and a church are currently under construction in the area, which is expected to significantly increase foot traffic and expand the customer base.