

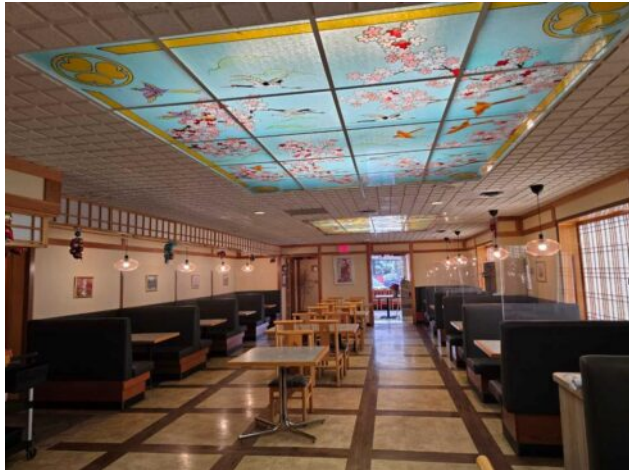


**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

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. 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.