



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**MLS # A2278582**

**Lethbridge, Alberta**



**\$495,000**

<b>Division:</b>	Lethbridge
<b>Type:</b>	Business
<b>Bus. Type:</b>	Arts and Entertainment, Recreation
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	20,000 sq.ft.
<b>Zoning:</b>	I-G

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	2.59 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** All assets and goodwill of the Business

A strong performing local business, this indoor recreation/entertainment venue has been providing a space for kids of all ages since 2016. Business financials show stable growth and low overhead costs, as well as the business holds significant market share and positive community presence. Additional information is provided upon the completion of a Confidentiality Agreement.