

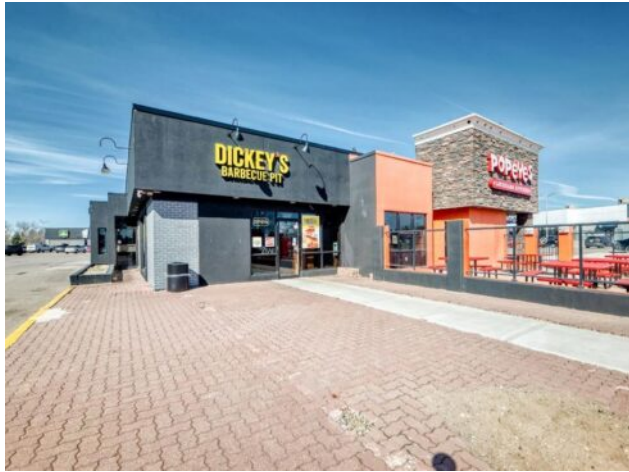


GRASSROOTS
REALTY GROUP

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20, 1814 Mayor Magrath Drive S
Lethbridge, Alberta

MLS # A2304217



\$549,999

Division: Lakeview

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,111 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

An exceptional opportunity to acquire a well-established and successfully operating barbecue restaurant in a prime, high-traffic location in Lethbridge. Situated along a major commercial corridor, this business benefits from excellent visibility, consistent foot traffic, and a strong, loyal customer base. This turnkey operation is known for its high-quality, slow-smoked meats and authentic barbecue offerings, delivering a consistent and flavorful dining experience that keeps customers coming back. The menu is thoughtfully curated with popular items and strong margins, making it both efficient and profitable. The business is fully equipped with professional-grade kitchen equipment, a well-designed layout, and streamlined operations already in place. It has built a solid reputation in the community and continues to perform steadily with significant potential for further growth through expanded marketing, catering, or extended hours. Ideal for an owner-operator or investor, this is a rare chance to step into a proven concept with an established brand presence, trained staff, and immediate cash flow. Don't miss this opportunity to own a thriving food business in one of Lethbridge's busiest retail areas.