



MLS # A2319049

Lethbridge, Alberta



\$449,000

Division:	Lethbridge
Type:	Business
Bus. Type:	Fast Food,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,500 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Asset List to be provided before closing

Excellent opportunity to acquire a well-established Mexican restaurant in a prime Lethbridge location. Operating successfully since 2019, this business generates approximately \$600,000 in annual gross sales and has built a loyal customer base. Specializing in popular Mexican favorites such as tacos, burritos, and other authentic offerings, the restaurant is fully operational and ready for a new owner. The current owner is relocating, creating an excellent opportunity for an owner-operator or investor. The business features 14 indoor seats, a favorable lease with 5 years remaining plus renewal options, and low monthly rent that includes operating costs. Turn-key operation with strong growth potential in a high-visibility location. Confidentiality agreement required. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT.