



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2337307**

**Lethbridge, Alberta**



**\$399,000**

**Division:** Lethbridge

**Type:** Retail

**Bus. Type:** 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.